



40 Cypress Cr. - \$135,000.00

3 Bedroom - 2 Storey
Juniper Area - 22/5/739

Super starter home ideally situated close to schools and downtown amenities!



Kitchen - Spacious kitchen and dining area with lots of natural light. Painted wood cabinets with ceramic tile counter tops. Fridge, stove and dishwasher incl. Vinyl flooring.

Living Room - Nice and bright with large PVC picture window. Laminate flooring. Dark Chestnut feature wall.

Bedrooms - 3 bedrooms on the upper level are good size with laminate flooring and PVC windows. 2 bedrooms have double closets.

Bathroom - 4 piece bathroom on the upper level with linen closet and vinyl flooring. 3 piece bath on lower level (needs finishing).



Lower Level - Open rec room area with vinyl tile flooring. Cabinet area with sink would make a great walk-up bar. 3 piece bath with pedestal sink and stand-up shower. Large laundry area.

Yard - Deep back yard is partially fenced and landscaped. Large patio area for summer enjoyment. Storage shed.

Extras - Excellent revenue or starter home! PVC windows throughout the main and upper floors. Back-up valve. Low property taxes!



Age: 1958
Lot Size: 50' x 135' (6,750 sq ft)
House Size: 1200 sq ft (600 sq ft on each level)
Taxes: \$3,062.74 Gross 2023
Heat: EFA
Possession: TBA



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This information, although believed to be accurate,
is not warranted to be so.

