



**48 Baffin Cr. - \$225,000.00**

**2 Bedroom Bungalow**

**Burntwood Area - 24/150/849**

***Well Maintained bungalow on a quiet Street!  
Walking distance to school, shopping and dog park!***



**Kitchen/Dining** - Eat in kitchen has been completely renovated with new Kitchen Craft cupboards and countertops. New vinyl plank flooring, appliances and freshly painted. Formal dining area has new flooring and garden doors that lead you to the deck.

**Living Room** - Spacious area with nice bay window for plenty of natural light. New vinyl plank flooring and has been freshly painted. Front door entry access to the front deck.

**Bedrooms** - 2 bedrooms on the main floor have new vinyl plank flooring and have been freshly painted. Primary has double closets.

**Bathrooms** - 4 piece main bath has recently been renovated.

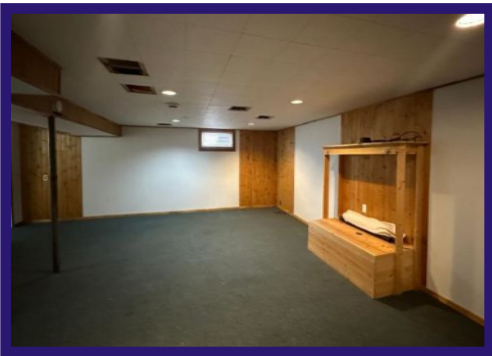


**Lower Level** - Large open rec room has wall to wall carpet and wet bar area. Bonus room is spacious with an extra office space in the corner. laundry room and 2 piece bathroom ( has plumbing for a corner shower to be installed)

**Garage** - 1 and half car garage is insulated, wired, and heated on a concrete pad.

**Yard** - Partially fenced and landscaped. front and back decks. 12 X 12 Shed.

**Extras** - Excellent family home! Newer siding with 2 inch insulation underneath. Attic insulation has been upgraded , PVC triple pane windows. 200 amp panel, furnace and HWT are all 10 years old.



**Age:** 1971

**Lot Size:** 60 x 120

**House Size:** 888 Sq. Ft.

**Taxes:** \$3,799.34 Gross/2024 (Net \$ 2,632.63)

**Hydro:** EFA

**Possession:** TBA



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

