



## 52 Elk Bay - \$234,000.00

3 Bedroom - Bungalow

Deerwood Area - 16/65/754

*Located on a quiet street! Great family location!  
Close to school and splash park!*



**Kitchen** - Newer Kitchen Craft cabinets and counter tops. Modern ceramic tile backsplash. PVC window over double stainless steel sinks overlooks the back yard. Stainless steel appliances.

**Living/Dining Room** - L-shaped living and dining room with laminate flooring.

**Bedrooms** - 3 bedrooms on main level have laminate flooring, PVC windows and have been freshly painted.

**Bathroom** - 4 piece main bathroom is spacious and modern.

**Lower Level** - Rec room is half laminate and half carpet. Pine wainscoting. Bonus room. 3 piece bath with tiled stand up shower. Storage room and laundry room.



**Yard** - Large yard is fenced and landscaped.

**Garage** - Single detached garage on concrete pad is insulated and wired. New insulated overhead door

**Extras** - Newer HWT (2016) and EFA furnace (2016). Shingles done in sept 2016. Eaves and soffits in 2017. Interior and Exterior freshly painted. Sump pump installed and new lighting.



Age: 1961

Lot Size: Irregular (8759.75 sq ft)

House Size: 1000 sqft

Taxes: \$3,488.73 gross- 2024

Heat: EFA- approx \$268/ month

Possession: TBA



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This information, although believed to be accurate,  
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