# *65 Notigi Bay - $279,500.00*
## *3 Bedroom - Bungalow*
### *Burntwood Area - 10/183/878*

*This Burntwood bungalow comes loaded with upgrades!*
*Great family location! Walk to school & shopping!*



**Kitchen** - Beautiful custom "Swan Valley" kitchen is made to entertain! Quality stainless steel appliances (Dishwasher replaced in 2023. Oven replaced in 2024). Custom light accents in cabinets and island. Granite counter tops. Island counter is wired and features a seating area and built in mini-fridge. Soft close cabinets and drawers. Huge pantry. PVC window over double stainless steel sinks. Heated ceramic tile floors.

**Living/Dining Room** - Open concept living and dining room with stunning hardwood floors and a custom feature wall. Large PVC picture window.

**Bedrooms** - 3 spacious bedrooms on the main floor with laminate flooring.

**Bathrooms** - 4 piece main bath with large, modern vanity and ceramic tile floor.



**Lower Level** - Warm and inviting with wall to wall Berber carpet and suspended ceiling with recessed lighting. Unique glass block wet bar. Wood stove. Updated 3 piece bath. Bonus room. Laundry room. Cold storage room.

**Yard** - Great curb appeal! Yard is mostly fenced and nicely landscaped. Raised wooden 2-tier deck at back entrance with privacy walls. Private yard backs onto green space.

**Garage** - Double detached garage on concrete pad is heated, insulated and wired. Electric door opener. Motion sensor pot lights.

**Extras** - Very well maintained home is move in ready. Great location - walking distance to school and shopping. Vinyl siding and PVC windows. Freshly painted throughout. Shingles approx. 15 years old. Heated ceramic tile floor at front and back entrances. Updated electrical panel.



**Age: 1976**
**Heat: EFA (Approx. $240.00 per month)**
**Lot Size: 60' x 120' ( 7,200 sq ft)**
**House Size: 1,040 sq.ft**
**Taxes: $5,357.12 Gross 2024 (Net $3,847.25)**
**Possession: TBA**