



# 72 Martin Bay - \$255,000.00

## 3 Bedroom - Bungalow

### Deerwood Area - 11/67/754

*Well maintained family bungalow with plenty of upgrades!  
Close to school and shopping!*

**Kitchen:** This large galley style kitchen has an abundance of Maple Cabinets. Unique curio cabinet and pantry. Plenty of room for more than one cook! Large PVC window over the double stainless steel sinks overlooks the back yard. Newer vinyl flooring and newer stainless steel appliances including built in dishwasher.

**Living/ Dining Room:** L- shaped living and dining room with newer Vinyl flooring, Pot lights installed in 2021 to give this room even more light on those dark winter evenings. Garden doors off the dining area lead to the back yard.

**Bedrooms:** 3 bedrooms on the main floor have PVC windows, Vinyl flooring, modern light fixtures and ample closet space.

**Bathrooms:** 4 piece main bath is sleek with fresh white vanity, soaker tub. 3 piece bath on lower level features a stand-up shower.

**Lower Level:** Large family room with suspended ceiling and new pot lights. Vinyl flooring throughout lower level. Bonus room. 3 piece bathroom. Spacious Laundry room with plenty of extra storage space.

**Yard:** Oversize pie- shape lot is fully fenced and landscaped. (over 14,000 sq. feet) Concrete patio. Concrete driveway. Shed.

**Garage:** Double detached garage (2009) is insulated and wired. 200 amp panel.

**Extras:** Great family home in a great location! Central air. Vinyl sided with 1" styrofoam insulation. Roof including trusts, insulation, sheathing, shingles done in 2021. Eaves, soffits, fascia replaced in 2021. Vinyl flooring installed on main floor and lower level in 2021.



**Age:** 1961

**Lot Size:** Irregular (14,985 sq ft)

**House Size:** 1026 sq ft

**Taxes:** \$5,090.55 Gross 2024 (Net \$3,639.40)

**Heat:** EFA

**Hydro:** Approx. \$279.00 per month

**Possession:** TBA



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This information, although believed to be accurate,  
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