

26 Wuskwatim Bay - \$285,000.00

2 Bedroom + 2 Bonus Room - Bungalow

Burntwood Area - 59/190/879

*Well maintained family home with plenty of upgrades!
Quiet street! Close to school and shopping!*



Kitchen - Spacious, bright custom kitchen with plenty of cabinets and counter space. New stainless steel farm sink. New incinerator. Bar area provides extra seating. Built-in dishwasher. Oak floors flow into the living room and dining area with a nice open concept. New patio doors lead to the raised deck - great for summer entertaining!

Living Room - Open to the kitchen and dining room with hardwood floors. Large window for lots of light. New steel insulated front door.

Bedrooms - 2 bedrooms on main floor have new wall to wall carpet. Large Master bedroom has ample closet space and modern 2 piece ensuite.

Bathroom - 4 piece main bathroom with oak vanity and vinyl flooring. Large 4 piece bath on lower level has been renovated.



Lower Level - Cozy rec room with wall to wall carpet and suspended ceiling. 2 spacious bonus rooms with wall to wall carpet. Beautiful 4 piece bath. Large storage/utility room. Laundry room with washer and dryer included.

Yard - Yard is nicely landscaped and fenced. Raised wooden deck with privacy wall. Concrete drive. 8' x 12' shed. Small deck off front entrance.

Garage - Super 24' x 30' garage with 10' ceilings was built in 2017. Vinyl sided. Insulated. 16' automatic door. In-floor heat.

Extras - Great family home in a popular area! Maintenance free exterior. HRV. New interior doors on main floor. 2' x 6' construction. Triple pane windows. 60 gallon hot water tank (2017). Shingles replaced in 2020.



Age: 1990

Lot Size: 60' x 120' (7,200 sq ft)

House Size: 1,176 sq ft

Taxes: \$5,263.37 Gross 2024 (Net \$3,774.15)

Heat: EFA - Approx. \$300.00 per month (house & garage)

Possession: TBA

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

