



**40 Cypress Cr. - \$114,900.00**

**3 Bedroom - 2 Storey**

**Juniper Area - 22/5/739**

*Super starter home ideally situated close to schools and downtown amenities!*



**Kitchen** - Spacious kitchen and dining area with lots of natural light. Painted wood cabinets with ceramic tile counter tops. Fridge, stove and dishwasher incl. Vinyl flooring.

**Living Room** - Nice and bright with large PVC picture window. Laminate flooring. Dark Chestnut feature wall.

**Bedrooms** - 3 bedrooms on the upper level are good size with laminate flooring and PVC windows. 2 bedrooms have double closets.

**Bathroom** - 4 piece bathroom on the upper level with linen closet and vinyl flooring. 3 piece bath on lower level (needs finishing).

**Lower Level** - Open rec room area with vinyl tile flooring. Cabinet area with sink would make a great walk-up bar. 3 piece bath with pedestal sink and stand-up shower. Large laundry area.

**Yard** - Deep back yard is partially fenced and landscaped. Large patio area for summer enjoyment. Storage shed.

**Extras** - Excellent revenue or starter home! PVC windows throughout the main and upper floors. Back-up valve. Low property taxes!



**Age:** 1958

**Lot Size:** 50' x 135' (6,750 sq ft)

**House Size:** 1200 sq ft (600 sq ft on each level)

**Taxes:** \$3,062.74 Gross 2023

**Heat:** EFA

**Possession:** TBA



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

