



41 Mitishto Bay - \$369,000.00

3 + 1 Bedroom - Raised Bungalow

Burntwood Area - 2/192/879

*One of a kind custom built executive home!
Quality construction! Loaded with extras! Great location!*



Kitchen - Large, modern kitchen features a functional layout and plenty of white "Thermofoil" cabinets. Dark laminate counter tops and stainless steel appliances complete the look. Double Granite sinks. Open to the dining area with vinyl flooring. Large Bay window allows lots of natural light. The back door leads to a raised wooden deck.

Living Room - This contemporary space features a cathedral ceiling and laminate floors. The gas fireplace adds character. Open to the dining area that creates an open and airy feeling.

Bedrooms - 3 bedrooms on the main floor all have laminate flooring. The Primary bedroom features is large with a 4 piece ensuite that features a separate jetted tub and shower. Walk-in closet off the ensuite. The 2nd and 3rd bedrooms are good size with double closets.

Bathroom - 4 piece main bathroom with large vanity and vinyl flooring.



Lower Level - Upon entering the lower level you are in the spacious rec room area with laminate flooring and suspended ceiling. As you go down the hall there is a utility room and laundry room. Then you enter the large theater room - projection screen has been painted on the wall, laminate flooring and an electric fireplace to finish it off. Rec room and theater room have 10' ceilings. 4th bedroom is large. 4 piece bathroom with updated vanity.

Garage - Double attached garage is insulated and wired. Direct access into the house. Electric door opener.

Yard - Completely fenced and landscaped. Raised deck with patio area below. Storage under the deck. Double concrete drive.

Extras - A great family home! Walking distance to elementary school and shopping. Large front and back entrances. Wide staircases. In floor heat throughout. HRV. Central vac. Stucco exterior. This home is built with the "Blue Max" wall system with an approximate R-Value of R25.



Age: 1996

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

House Size: 1,608 sq ft

Taxes: \$7,006.28 Gross 2024 (Net \$5,483.11)

Hydro: In-floor - Approx \$228.00/ month

Possession: TBA

RE/MAX THOMPSON

Each office independently owned and operated.

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

