



## **43 Johnston Cr. - \$304,900.00**

**3 + 2 Bedroom - Bi-Level  
Burntwood Area - 13/1609**

***Move right in to this big, bright bi-level!  
Built to R-2000 standards! Located on a quiet street!  
Walking distance to school and shopping!***



**Kitchen** - Spacious eat-in kitchen with oak cabinets and laminate counter tops. PVC windows over double stainless steel sinks. Stainless steel appliances. Oak laminate floors.

**Living Room** - Open concept makes this space nice and bright with large PVC picture window that lets the sunshine in. Ceiling fan. Oak laminate floors.

**Bedrooms** - 3 bedrooms on the main floor with oak laminate floors and ample closet space. Primary bedroom features a 3 piece ensuite with stand-up shower and walk-in closet. 2 bedrooms on the lower level.

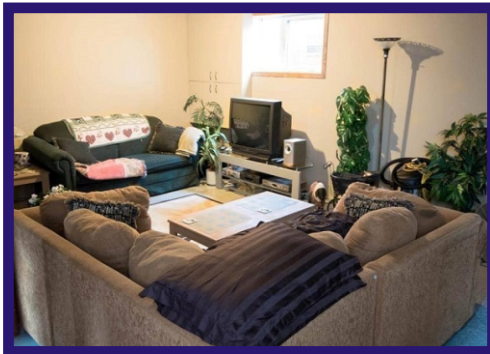
**Bathrooms** - 4 piece main bath with large oak vanity and vinyl flooring. Primary bedroom features a 3 piece ensuite with stand-up shower. 3 piece bath down.



**Lower Level** - Family room with lots of natural light. 2 bedrooms (one of which is very large and can be multi-use). 3 piece bath with stand-up shower. Laundry/utility room with lots of shelving.

**Yard** - Fully fenced. Large patio area with Beach Comber hot tub included. Double driveway.

**Extras** - Excellent family home! Built to R-2000 standards this superior energy efficient home features vinyl siding, triple pane low e-argon PVC windows and 2" x 6" construction. Central air and HRV keeps this home comfortable at an affordable price.



**Age: 2008**

**Lot Size: Irregular (5,880 sq ft)**

**House Size: 1,105 Sq. Ft.**

**Taxes: \$4,715.54 Gross 2024 (Net \$3,347.00)**

**Hydro: EFA (Approx. \$189.00 per month on budget)**

**Possession: TBA**

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

