



54 Notigi Bay - \$125,000.00

3 Bedroom - One-Level
Burntwood Area - 5/182/878

Over 1,600 square feet of finished living space!
Great location on quiet street is close to school & shopping!



Kitchen/Dining - Galley style kitchen is open to the dining area. Plenty of wood cabinets and counter space with bar area for extra seating. Newer fridge, stove and built-in dishwasher. Double stainless steel sinks. Pantry. New vinyl flooring. Large dining area with lots of room for family gatherings. Triple pane PVC Bay window. Freshly painted and new laminate flooring.

Living Room - This spacious room is nice and bright. Freshly painted. New laminate flooring. Built-in fireplace (Requires inspection).

Bedrooms - 3 spacious bedrooms have been freshly painted and have new flooring. Primary bedroom features a walk-in closet and 2 piece ensuite.

Bathroom - 4 piece bathroom with large vanity and tub surround.

Yard - Deep back yard is partially fenced and landscaped. Wooden deck. Shed attached to the house. Double asphalt driveway.

Extras - Great location! Walking distance to school and shopping. Upgrades include new flooring throughout. New baseboard heaters, thermostats and electrical outlets. Freshly painted throughout. New trim throughout. PVC triple pane windows. 30 year shingles replaced in 2015. Hot water tank 6 years old.



Age: 1972

Lot Size: 60 x 135 (8100 sq ft)

House Size: 1,660 Sq. Ft.

Taxes: \$4,236.36 Gross/2024 (Net \$2,973.38)

Heat: EBB (Approx. \$300.00 per month)

Possession: TBA

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

