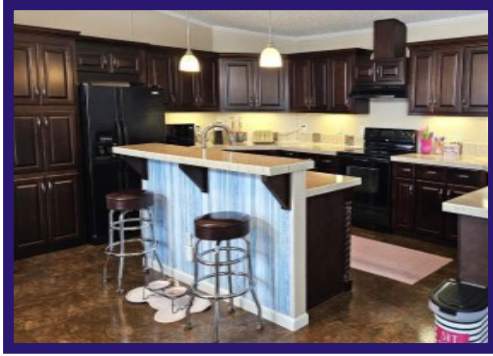




# 61 Hargrave Bay - \$184,900.00

4 Bedroom - Mobile  
Manasan Park - 4/2/24339

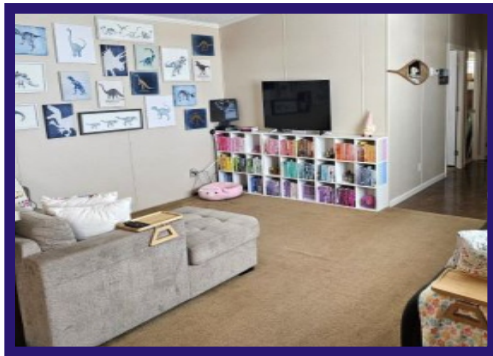
*Big and beautiful with cathedral ceilings throughout!  
Over 1500 sq ft of finished living space!  
Walking distance to Schools!*



**Kitchen** - Get your "chef on" in this amazing kitchen! Loaded with oak cabinets in an espresso finish and a huge island with bar...it is truly the heart of the home! Jewelled mica laminate counter top and brushed nickel hardware complete the look. Double stainless steel sinks. Eat-in area. Quality stone look vinyl flooring. Fridge, stove, new (2025) built-in dishwasher to stay.

**Living Room** - Great open concept to the kitchen with high cathedral ceilings and wall to wall carpet that has just been shampooed. Plenty of natural light pours in from the many PVC windows.

**Bedrooms** - 4 bedrooms with wall to wall carpet. Master bedroom is spacious and features a 4 piece ensuite with stand up shower and corner jetted tub. Large walk-in closet with built in cupboard space.



**Bathroom** - 4 piece main bathroom with quality espresso vanity, soaker tub and vinyl flooring.

**Yard** - Large fully fenced yard with 2 raised decks ( 1 covered and 1 open), large raised vegetable garden and flower garden area on deck. 2 sheds and 2 driveways!

**Extras** - Smoke free home. Vinyl siding. PVC transom windows. HRV. 2 x 6 construction. Sensor on hot water tank for leaking. Hot water tank replaced 3 years ago. Water lines are heat traced. Some furnishings can be included.



Age: 2011  
Heat: EFA  
Lot Size: 50' x 120' (6,000 sq ft)  
House Size: 1520 sq ft  
Taxes: \$4,244.89 Gross 2024 (Net \$2,980.03)  
Possession: Negotiable



# 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.

