



8 James St. - \$185,000.00

3 Bedroom - Bungalow

Burntwood Area - 14/155/849

***Walking distance to school and recreation!
Super starter home!***



Kitchen - Nice, bright eat-in kitchen with white cabinets. Stainless steel sink. Spacious dining area. Laminate flooring.

Living Room - Nice and bright. Lots of natural light from the large PVC picture window. Laminate flooring.

Bedrooms - 3 bedrooms on the main floor with laminate flooring and ample closet space.

Bathroom - 4 piece bathroom on the main floor with oak vanity and vinyl flooring. 3 piece bath down.

Lower Level - Divided rec room features unique archways, suspended ceiling, recessed and scone lighting. Bonus room. Newer laminate flooring. 3 piece bath with stand up shower installed in 2020. Laundry room.

Yard - Yard is fenced and landscaped. Concrete patio. Dog run.

Extras - Excellent starter home! Soffits and shingles replaced in 2019. Thermostat switches installed in 2020. Hot water tank replaced in 2019.



Age: 1969

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

House Size: 832 sq ft

Taxes: \$3,403.50 Gross 2024 (Net \$2,323.99)

Heat: EFA

Possession: TBA

REMAX THOMPSON

Each office independently owned and operated.

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

