



# 62 Wuskwatim Bay - \$195,000.00

## 3 Bedroom - Bungalow Burntwood Area - 51/190/879

*Move in ready bungalow in a great family location!  
Close to school, shopping and recreation trails!*



**Kitchen** - Spacious eat-in kitchen with Oak cabinetry (2008) and dark laminate counter tops. PVC window over double stainless steel sinks. Built-in microwave/range hood. Vinyl flooring.

**Living Room** - Large PVC Picture window lets the sun shine in! Laminate flooring.

**Bedrooms** - 3 bedrooms on the main floor have laminate floors, large windows and ample closet space.

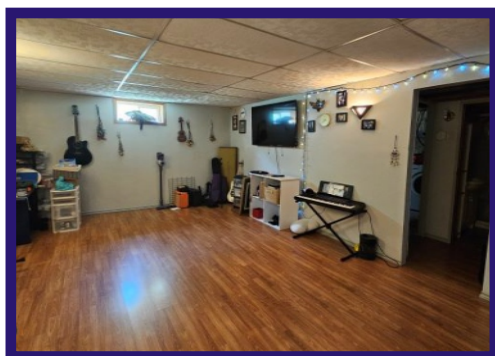
**Bathrooms** - 4 piece main bathroom has been updated and features a jetted tub, oak vanity and linen cabinet, and ceramic tile floors. 3 piece bath on lower level.



**Lower Level** - Large rec room with laminate flooring and dry core base flooring. Wet bar with fridge to stay. 3 piece bathroom has been updated and features a large stand up shower and access to the sauna. Bonus room with laminate flooring makes a great office or work out space. Laundry/utility room is good size with newer washer and dryer to stay. Freezer to stay.

**Yard** - Yard is landscaped with an 8' x 10' deck in front. Large back yard is partially fenced (2015) and features a 10' x 16' deck - great for summer entertaining. Yard backs onto school yard. 2 - 8' x 10' sheds.

**Extras** - Great family location! Shingles done in 2008. 60 gallon hot water tank. Central vac. Energy efficient gas furnace (2008). Vinyl siding, 1 1/2" insulation, fascia and soffits (2008).



**Age:** 1971

**Heat:** EEG/EPP \$178/mth

**Hydro:** \$39.00/mth

**Lot Size:** 55 x 120 (6600 sq ft)

**House Size:** 970 sq. ft.

**Taxes:** \$3,761.46 Gross/2024 (Net \$2,603.09)

**Possession:** TBA

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