

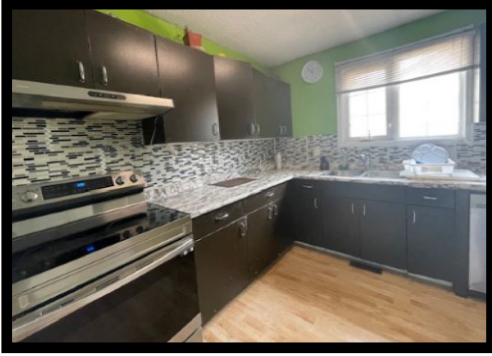


# 63 Queens Bay - \$149,000.00

2 Bedroom - Duplex

Eastwood - 12/1/488

*Ideally Situated on the Private treeline lot!  
Direct access to trails for snowmobile enthusiasts!*

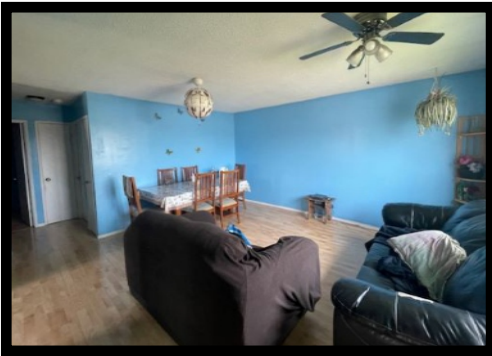


**Kitchen** - Eat in Kitchen with plenty of espresso painted cupboards and a newer modern counter tops. PVC window located above the double stainless steel sinks, and built in dishwasher. Laminate flooring.

**Living Room** - Loaded with natural light from the large PVC picture window. Laminate flooring flows from the kitchen into the living room and into both bedrooms.

**Bedrooms** - 2 bedrooms on the main floor with laminate flooring and PVC windows. Primary bedroom has double closets.

**Bathroom** - 4 piece bathroom on main level with vinyl flooring. 3 piece bath on the lower with stand up shower and vinyl flooring.

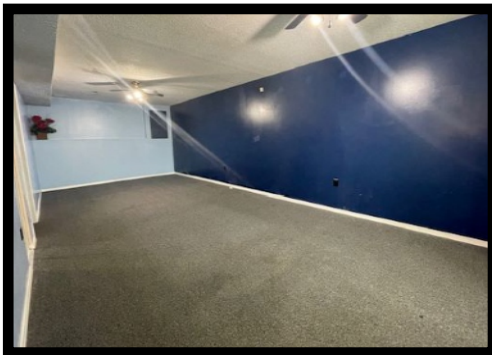


**Lower Level** - Spacious and open Family room that receives plenty of natural light from the large windows. wall to wall carpet. Large laundry/ utility room. Bonus room, and 3 piece bathroom.

**Yard** - Fenced and landscaped on a private tree line lot.

**Garage** - 22' X 22" detached garage on a concrete pad is insulated and wired. Electric fdoor opener.

**Extras** - Well Maintained family home! Exterior has newer vinyl siding. Newer PVC windows throughout. Shingled 12 years ago. Newer 200 amp panel and electric furnace.



**Age:** 1972

**Lot Size:** 38' x 110' (4,180 sq ft)

**House Size:** 744 sq ft

**Taxes:** \$1,946.32 Gross 2024 (Net \$1,596.32)

**Heat:** EFA

**Possession:** TBA



Each office independently owned and operated.

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

