



89 Wuskwatim Bay - \$335,000.00

3 + 2 Bedroom - Bungalow

Burntwood - 24/191/879

Custom built bungalow in a great location!

Close to school and shopping!



Kitchen - Spacious kitchen with plenty of oak cabinets and lots of counter space. Open to the dining area with garden doors to the raised deck - great for summer entertaining! Built-in dishwasher, microwave, oven and cook top range. PVC windows over double stainless steel sinks. Vinyl flooring.

Living Room - Tastefully decorated with quality wall to wall carpet and nice bay window. Attractive entryway leads to upper and lower level.

Bedrooms - 3 bedrooms on the main floor. Master bedroom features a double closet, wall to wall carpet and 3 piece ensuite. 2nd and 3rd bedrooms with wall to wall carpet. 4th and 5th bedrooms down.

Bathroom - 4 piece main bathroom. 3 piece ensuite off Master Bedroom. 3 piece bath on lower level.



Lower Level - Spacious family room with wall to wall carpet and suspended ceiling. Corner area with laminate flooring would make a great exercise space. Large windows provide lots of light. 4th & 5th bedrooms with wall to wall carpet. 3 piece bath. Large laundry/utility room.

Yard - Newer fenced yard is landscaped. Newer raised deck. Shed. Double concrete drive.

Garage - Double attached garage is insulated and wired. Electric door opener.

Extras - Well maintained custom built home. Central air conditioning. PVC windows. HRV. 2" x 6" construction. Stucco exterior.



Age: 1997

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

House Size: 1189 Sq. Ft.

Taxes: \$5,572.56 Gross 2024 (Net \$4,015.23)

Hydro: EFA

Possession: TBA

 **REMAX** THOMPSON

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

