

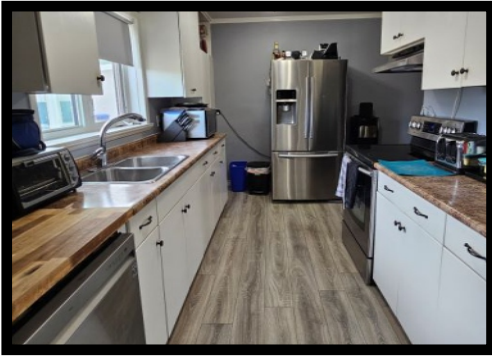


76 Elm - \$179,000.00

3 Bedroom - Bungalow

Juniper- 18/12/739

***Oversized pie lot ideally Situated on the Buffer treeline!
Walking distance to school and downtown!***



Kitchen - Galley Style eat in with plenty of fresh white cupboards, spacious counter space, stainless steel appliances including built in dishwasher. Double stainless steel sinks below PVC window that overlooks the front yard. Newer laminate flooring.

Living Room - Spacious living room with newer laminate flooring that flows through the main level. Garden doors lead out to the deck in the backyard.

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

Bathroom - 4 piece bathroom with pedestal sink and nice soaker tub. Renovated 3 piece bath on the lower level.



Lower Level - Completely finished I- shaped rec room with new laminate flooring. Pot lighting. Woodstove (to be taken as is) 3 piece bath with stand-up shower and tile surround. Laundry and utility room.

Garage- Single detached garage on a concrete pad is insulated and wired.

Yard - Fully Fenced and landscaped on an oversized pie lot with gate access to be able to pull in a boat or quad. Backs onto buffer treeline to Juniper school. Large Wooden deck.

Extras - Excellent family home! Exterior has newer vinyl siding. Shingles and plywood replaced in 2024 Sump pump installed in 2024. HRV , 200 amp panel and PVC windows throughout. Move right in with nothing to do!



Age: 1960

Lot Size: 10,108.53 sq ft

House Size: 900 sq ft

Taxes: \$3,804.07 Gross 2024 (Net \$2,986.32)

Heat: EFA

Possession: TBA

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

