

# 102 Wuskwatim Bay - \$385,000.00

6 bedroom - Bi-Level

Burntwood Area - 42/190/879

*Need access to the trails? Backyard tree line access here!  
Tons of space! Immaculate condition!*

## Main Level:

**Living Room** - Bright and spacious with laminate floors and large triple pane window overlooking the street. Additional sunk in living room acts like a attached sunroom. With quality laminate floors, an abundance of over- sized windows that over look the backyard and treeline. Patio doors will lead you out to the raised deck in the back yard.

**Kitchen/Dining** - Spectacular kitchen is the heart of the home with plenty of honey oak cabinets and laminate counter space. 2 tier island is great for entertaining. New vinyl flooring, recessed lighting, stainless steel appliances including built in dishwasher and plenty of pantry storage under the stairs.

**Bedrooms** - 2 bedrooms on the main floor feature new wall to wall carpet and have spacious closets.

**Bathroom** - 4 piece main bath features ceramic tile heated floors and tile walls. Bath/ shower have sliding shower doors.

**Upper Level:** This space features a beautiful and very spacious primary bedroom with new wall to wall carpet, plenty of windows for natural light, electric fireplace and a huge walk in closet. Spacious 3 piece bathroom with stand up shower, ceramic floors, modern cabinets and vanity. Take a walk through the glass sliding doors into the hot tub room! Smaller 2nd bedroom also has wall to wall carpet. Door access will lead you out to the balcony that over looks the tree line. Great space for those morning coffees.

**Lower Level** - 2 Bedrooms in the lower level. Large bedroom with new carpet, bright windows at the front and back of the bedroom, large closet and an attached 3 piece modern bathroom with stand up shower. Perfect for longtime visiting guests. Bonus room is great for an office with wall to wall carpet. Laundry room is nice sized with lots of storage. Extra storage rooms.

**Yard** - Beautiful backyard deck and second floor balcony all overlooking the tree line. Garden boxes, perennials, lean to off the garage for wood storage. Asphalt driveway with lots of parking space.

**Garage** - Double detached garage is spacious with concrete floor and wired/ insulated. Woodstove (will need inspection)great space for working in the garage.

**Extras** - Very well maintained executive home in an excellent neighborhood! Electric/ wood furnace (6 years old) House shingles replaced in 2021, garage shingles in 2019. hot water tank 2025, New kitchen Vinyl flooring in 2025. House repainted in 2023. Triple pane windows throughout.

**Age:** 1971

**Lot Size:** 60 x110 ( 6,600 )Sq.Ft

**House Size:** 1,878 sq.ft.

**Heat:** Wood/ Electric Furnace

**Property Tax:** \$7,242.03 Gross/2025 (Net \$5,742.03)

**Possession:** TBA



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

