



23 James St. - \$239,900.00

4 Bedroom- Bungalow

Burntwood - 4/156/849

**Large family home situated in poplar
Burntwood sub-division!**



Kitchen - Spacious eat in kitchen with an abundance of walnut cabinets, pantry, triple pane window overlooking the beautiful backyard.

Living/Dining Room: The formal dining area is spacious and great for gathering with friends and family. Beautiful, well taken care of hardwood flooring flows into the livingroom. Large triple pane window in the living room overlook the street.

Bedrooms: 4 large bedrooms on the main floor with wall to wall carpet, good sized closets, and triple pane windows. Primary room has a half bath ensuite and walk in closet. Pocket doors close off the hallway to the bedrooms. Great for reducing sound.

Bathrooms: 4 piece main bath with tile surround. 3 piece on lower level.

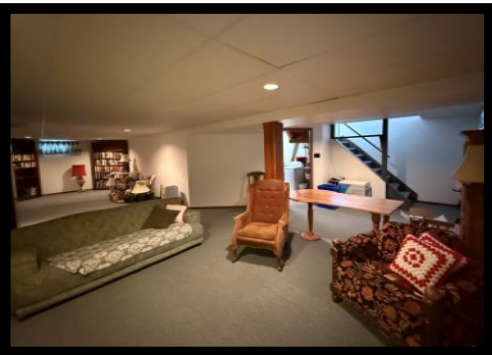


Lower Level: Lower level features a huge recreation room with wall to wall carpet in great condition. Perfect for a large family and entertaining. Laundry area/ utility room is oversized with tons of storage. Bonus room has wall to wall carpet and an attached 3 piece bathroom with stand up shower. Perfect for guests!

Garage: Double detached garage. One side for parking and the other side is a great workshop area. Lots of storage, concrete floor and automatic overhead door.

Yard: Oversized, fully fenced, landscaped with a shed and additional storage behind the garage.

Extras: Well maintained family home in a great location! Triple pane windows throughout the main and lower level are 10 years old. Hot water tank replaced in 2019. 30 year shingles replaced in 15 years ago. Backwater valve. Central air conditioning.



Age: 1969

Lot Size: Irregular (8,035.20 sq ft)

House Size: 1372 sq ft

Property Tax: \$4,493.95 Gross 2024 (Net \$3,174.22)

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.

