



40 Baffin Cr. - \$219,900.00

2 + 2 Bedroom- Bi- Level

Burntwood Area - 22-150-849

Quiet street in Burntwood!

Walking distance to schools and amenities!



Kitchen - Spacious eat- in kitchen with large dining area. Painted white cabinets and new butcher block counters. Double stainless steel sinks, new fridge and stove and new vinyl flooring in the dining area.

Living Room - Huge picture window provides tons of natural light. Laminate flooring. front door leads to a small deck in the front.

Bedrooms - 4 oversized bedrooms! 2 bedrooms on the main floor and 2 bedrooms on the lower level all have new wall to wall carpet, large windows and have been freshly painted. Primary room has his/ hers closets.

Bathrooms - 4 piece main bathroom with vinyl flooring and tub surround. 3 piece on lower level with tile wall.



Lower Level - Rec room, unique fireplace with stone hearth (will need inspection) New wall to wall carpet. Large windows provide plenty of daylight. 3rd and 4th bedrooms. Large utility room.

Yard - Partially fenced and landscaped.

Garage - Single attached garage on a concrete pad is wired.

Extras - New Shingles 2025, New paint and carpet in bedrooms, and basement rec room in 2025. New kitchen flooring, new butcher block counters, new fridge and stove 2025.



Age: 1970

House Size: 1,066 sq ft

Lot Size: Irregular (7,035.5 sq. ft)

Heat: EBB

Taxes: \$4,988.66 Gross 2025 (Net \$3,488.66)

Possession: TBA

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Each office independently owned and operated.

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

