



# 41 Notigi Bay- - \$269,900.00

## 3 Bedroom - Bungalow

*Burntwood Area - 15-183-878*

*Great family home- close to Burntwood School!  
Tons of new renovations throughout. Move in ready!*



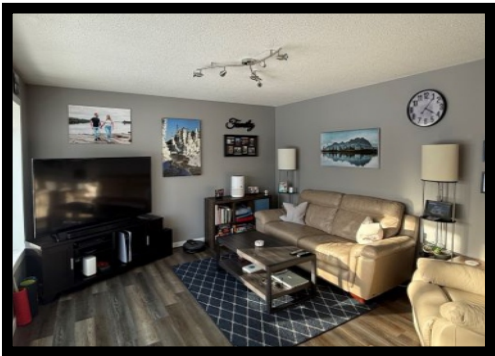
**Kitchen** - Spacious kitchen features double stainless steel sinks, built in dishwasher, wood cabinets, modern back splash, ceramic floors and large pantry located in the hallway.

**Dining Room**- Dining area off the kitchen fits a nice size table for family dinners. Newer garden doors lead you out to the back deck.

**Living Room** - Bright and spacious living room has new vinyl plank flooring that flows down the hallway leading to the bedrooms. Beautiful new triple pane window overlooking the street. Spacious front entryway.

**Bedrooms** - 3 bedrooms on the main floor with laminate flooring, triple pane windows and spacious closets.

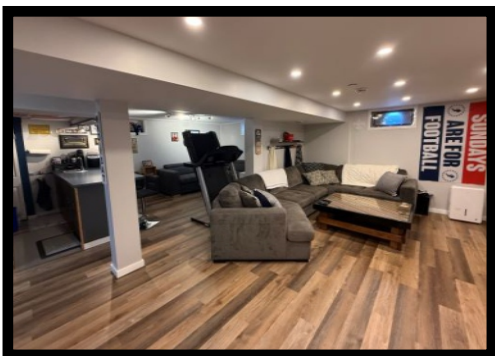
**Bathrooms** - 4 piece main bathroom with large vanity and tile floor and triple pane window. Lower level has a renovated 3 piece bath with vinyl plank flooring, new stand up shower, new vanity and new toilet.



**Lower Level** - Nicely renovated large rec room area. Wet bar is great for entertaining. New vinyl plank flooring, fresh paint, trim and recess lighting. Spacious storage room with a stand up freezer. Separate laundry/ utility room.

**Yard** - Fully fenced and nicely landscaped. Deck, 2 sheds, fire pit area was custom built. Raised garden beds.

**Garage** - Single detached garage (352 sq.ft.) is insulated and wired on a concrete pad. New shingles in 2023.



**Extras** - Hot water tank is 60 Gallon replaced in 2025. House shingles done in 2013. Attic Insulation R50-R60, new furnace 2024. Modern, move in ready, mostly upgraded throughout. Minutes to Burntwood School. All interior upgrades completed within the last 6 years.

**Age:** 1971

**House Size:** 1,040 sq ft

**Lot Size:** 60' X 120' (7,200 sq. ft)

**Heat:** EFA approx \$217/ month EPP

**Taxes:** Gross 2025- \$ 4,284.73 (Net- \$2,784.73)

**Possession:** TBA

 **REMAX** THOMPSON

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

