



12 Baffin - \$268,000.00

**3 Bedroom - Split level
Burntwood Area - 15/150/849**

***Well maintained split level with unique layout!
Walking distance to school and recreation!***



Kitchen - Spacious kitchen features painted cabinets. Large PVC window over double stainless steel sinks. Island nook. Built-in dishwasher. New Vinyl plank flooring.

Living/Dining Room - L-shaped living room and dining room. Large PVC windows allow for lots of natural light. Newer wood plank flooring.

Bedroom - 3 bedrooms on the upper level are good size with ample closet space.

Bathrooms - 4 piece bathroom on the upper level with lots of cabinets. 2 piece bath on lower level.

Lower Level - Rec room area features large windows, wall to wall carpet and wet bar. 4th bedroom with wall to wall carpet.

Basement - Plenty of storage. Bonus room with wall to wall carpet. Large laundry room.

Yard - Fully fenced with mature landscaping. Porch built 5 years ago. Large deck with hot tub (12 years ago) included. Shed. Portable garage to stay. Concrete driveway.

Garage - 24' x 24' detached garage is wired. Electric door openers.

Extras - Great family home! 3 entrances. All appliances plus large freezer to stay. House shingled in 2023. Hot water tank replaced in 2022. 200 amp panel. Exterior is vinyl & stucco. New custom blinds installed in main level kitchen, dining and living room. Main level has been freshly painted.



Age: 1971

Lot Size: Irregular (7,996.97 sq ft)

House Size: 1,125 sq.ft.

Heat: EBB (Approx. \$365.00 per month includes hot tub)

Taxes: \$5,565.01 Gross 2025 (Net \$4,065.01)

Possession: TBA

RE/MAX THOMPSON

Each office independently owned and operated.

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

