

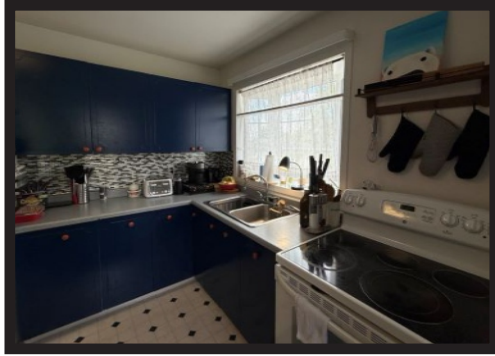


40 Sandpiper Cr.-\$199,000.00

3 Bedroom - Bungalow

Westwood Area - 35/109/777

*Well maintained bungalow is move in ready!
Ideally situated in a great family neighborhood.*



Kitchen - Nice, bright eat-in kitchen with painted wood cabinets. Built-in china cabinet matches cabinets and provides extra storage. Bow window over double stainless sinks. Vinyl flooring.

Living Room - Spacious with lots of natural light from the beautiful bay window. Oak hardwood floors.

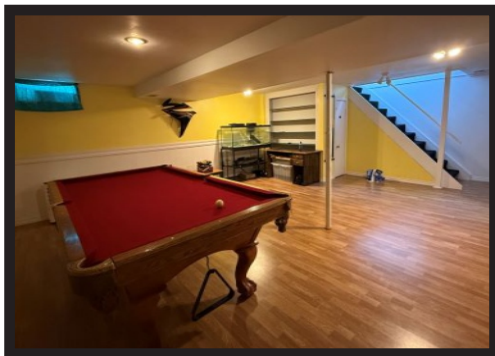
Bedrooms - 3 large bedrooms on the main floor with ample closet space and laminate flooring. 3rd bedroom opens to the sunroom with lots of windows.

Bathroom - 4 piece main bathroom with pedestal sink and soaker tub. 4 piece lower bath with vanity and soaker tub.

Lower Level- Fully developed. Large rec room area with laminate flooring. Bonus room with wall to wall carpet and suspended tile ceiling. 4 piece bathroom. Laundry/ utility room

Yard -Beautiful mature landscaping. Tons of perennials. Raised deck off back entrance. Patio area. Shed.

Extras - Move in ready! Great curb appeal! Beautiful PVC windows on the main level. Vinyl/stucco exterior. Heated addition.



Age: 1964

Lot Size: 55 x 120 (6,600 sq.ft.)

House Size: 1,120 Sq.Ft. Lower level 968 sq ft

Taxes:Gross 2025- \$4,026.64 (Net- \$2,526.64)

Heat: EEG- Approx \$282.00 EPP

Possession: TBA

REMAX THOMPSON

Each office independently owned and operated.

55 Selkirk Avenue
Thompson, MB R8N 0M5
Bus. 204-778-6303 Fax. 204-778-5652
Website: www.remaxthompson.net

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

