



# 97 Wuskwatim Bay - \$369,000.00

**2 + 3 Bedroom - Split Level**

**Burntwood - 23/191/879**

**Custom built executive home in a great location!**

**Close to school and shopping!**



**Kitchen/Dining:** This gourmet kitchen is designed with functionality and features Red Oak cabinets, marble look counter tops and grey subway tile back splash. A large island provides extra storage and space for bar stools. Large "Granitek" sink. PVC window overlooks the back yard. Quality stainless steel appliances (new built-in dishwasher). Garborator. Updated modern lighting. Open to the dining area with laminate flooring and access to the raised deck in back.

**Living Room:** Bright and spacious with a triple pane PVC Bay window and laminate flooring.

**Bedrooms:** 2 bedrooms on the upper level 3 bedrooms on the lower level. The Primary bedroom is large with lots of natural light, 2 piece ensuite, walk-in closet and laminate flooring. 2nd bedroom is spacious with large window and closet. Laminate flooring.

**Bathrooms:** 4 piece bath on the upper level features a large, modern vanity with tons of counter space, tub with beautiful tile surround and laminate flooring. 2 piece ensuite. 3 piece bath on lower level with spa-inspired walk-in shower with tile surround.

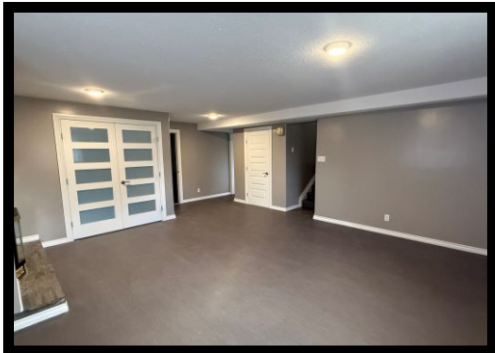


**Lower Level:** Nice, open rec room with large windows that allow lots of natural light, laminate flooring and gas fireplace. 3 bedrooms on the lower level with legal windows and laminate flooring. Utility room.

**Yard:** Fully fenced and landscaped. Raised deck off the back entrance. Shed. Side gate with gravel area is great for parking the toys.

**Garage:** 24' x 28' attached garage with direct access to the house. Insulated and wired. Tap for running water. In-floor heat installed but not connected.

**Extras:** Well maintained executive home is move in ready! Shingles 2022. Hot water tank 2026. Laundry on upper level. Electric furnace is 8 years old. Central air. Top floor new triple pane PVC windows being installed. 2" x 6" Construction. Maintenance free vinyl siding.



**Age:** 1996

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

**House Size:** 1,820 Sq. Ft. (Finished living space approx. 2,530 sq ft)

**Taxes:** \$7,862.45 Gross 2024 (Net \$6,265.42)

**Hydro:** EFA (EPP approx. \$350.00 per month)

**Possession:** TBA



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is not warranted to be so.















