



125 Wuskwatim - \$275,000.00

3 Bedroom - Bungalow

Burntwood Area - 17/191/879

**Completely renovated home is sleek and modern!
Move in ready! Great location! Detached garage!**

Kitchen - Loads of white cabinets fill this galley style kitchen! Tile back splash. PVC window over double stainless steel sinks. Built-in dishwasher and appliances to stay. Ceramic tile floor. Open to the dining area.

Living Room - Bright and spacious with gorgeous new 3/4" oak hardwood flooring, chestnut color finish that flows down the hallway to the bedrooms. Large picture window with custom blinds to stay. New ceiling fan. The front entrance has ceramic tile flooring. Built-in electric wall heater.

Bedrooms - 3 bedrooms on main level with gorgeous new 3/4" oak hardwood flooring, chestnut color finish. Mirrored closet doors, new ceiling fans and built-in electric wall heaters.

Bathrooms - 4 piece main bath features a large Oak vanity, granite counter top and back splash, with new granite tile floors and modern fixtures.

Lower Level - All new extra large rec room features wall to wall carpet, LED lighting with dimmer switches and suspended ceiling. Wet bar custom built by "Kitchen Kraft" with ceramic tile floor and decent bar lights - ready for entertaining. Built-in electric wall heater. All new 4th and 5th bedrooms have wall to wall carpet, suspended ceilings and built-in electric wall heaters. One bedroom has a large storage closet. All new 3 piece bathroom is finished with wall to ceiling porcelain tiles, stand up shower (34" x 48") with ceramic tile floor. The rest of the floor is marble tile. The laundry/utility room is finished and spacious with vinyl tile flooring. Built-in laundry room sink. Large storage space under the stairs. 60 gallon electric hot water tank. Washer and dryer to stay.

Yard - Great street appeal. Yard is fully fenced and landscaped (new lawn) with flower garden in the front. Garden area at back of the garage. Extra double wide asphalt driveway. Shed has vinyl siding and plywood floor, built-in plywood shelves, new shingles and aluminum fascia.

Garage - Double detached garage (24' x 30') is sided to match the home. Insulated, wired and heated with 100 amp panel. Keyless entry door. Electric door opener. New shingles, fascia and continuous eavestroughs. Windows on 3 sides for plenty of daylight. New 16' insulated overhead door. Entryway has 2 insulated steel doors. ADT security system hooked to the garage. Big picture window overlooking back yard. Phone line to garage.

Extras - 6" weeping tile with sock (2013). Window well drains to weeping tile. Outside basement walls and footing have been double water proofed with water proofing, blue skin and 2" styrofoam. House and garage also have 2" styrofoam and house wrap. New vinyl siding on house and garage. New aluminum fascia and continuous eavestroughs on house and garage. New 36" entrance doors and storm doors. New interior doors with new hardware. New hot and cold registers. New baseboards, casings and trim throughout the house. New custom window coverings. New electric switches, light fixtures and plugs. New steps inside and outside. Hot water hooked up outside. ADT security system and fire alarm in the house and security system to garage to stay. New EFA furnace and new 200 amp panel. House is totally renovated. A must see!!

Age: 1974

Size: 1084

Lot Size: 60 x 120

Heat: EFA (Approx. \$220.00 per month)

Taxes: \$5,130.76 Gross/2016 (Net \$4,430.76)

Possession: TBA



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

