



# 8 Elk Bay - \$100,000.00

3 Bedroom - Bungalow  
Deerwood Area - 1/4/7487

*Ideal family home at a great price!  
Close to Deerwood School, shopping and Splash Park!*



**Kitchen** - Spacious eat-in kitchen with painted cabinets. Opening from kitchen to living room creates an open feel. Built-in dishwasher and microwave. Laminate flooring.

**Living Room** - Bright and open with large PVC picture window and laminate flooring.

**Bedrooms** - 3 bedrooms on main floor have vinyl flooring and large PVC windows.

**Bathroom** - 4 piece main bath has been updated with soaker tub and vinyl flooring. 3 piece bath in lower level with stand-up shower.

**Lower Level** - Comfy rec room is spacious with laminate flooring. Infrared sauna to stay. Kitchenette area with fridge and upright freezer to stay. Bonus room with vinyl flooring. Huge storage area in laundry room with washer and dryer to stay.



**Yard** - Huge yard is fenced and landscaped. Overlooks the Rotary Splash Park. 2 large sheds.

**Extras** - Great family location! Back up water valve and sump pump in basement. Newer propane furnace (2016). Alarm system. Newer 60 gallon hot water tank. PVC windows up and down. Vinyl siding. Some furnishings are negotiable.



Age: 1963

Lot Size: 53.5' x 125' (6,687.5 sq ft)

House Size: 936 sq ft

Taxes: \$3,235.31 Gross/2016 (Net \$2,535.51)

Hydro: Approx. \$151.00 per month

Heat: EEG (Approx. \$ per month)

Possession: TBA



**RE/MAX** thompson

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

