



# Nordmark Realty (1985) Ltd.

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[www.flinflonrealestate.com](http://www.flinflonrealestate.com)

## 1013 Geddes Drive, Denare Beach, SK

<b>STYLE:</b> Cottage Plus Addition	<b>LOT SIZE:</b> 90 ft X 120 ft
<b>AGE:</b> 1968	<b>HEAT TYPE:</b> Propane Forced Air & Pacific Energy Wood Stove
<b>BEDROOMS:</b> 2 Plus 3 Season Guest Cabin	<b>UTILITIES:</b> 200 Amp Service, 40 Gal. H.W.
<b>TAXES:</b> \$1007.74 Net 2014	<b>HYDRO COSTS:</b> \$115.76/Mon. (Average) <b>PROPANE COSTS:</b> \$240.00 Equal Payment Plan
<b>GARAGE:</b> None	<b>LIST PRICE:</b> <b>\$175,000.00</b>

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Dining Room</li> <li>• Mast Bedroom</li> <li>• Living Room</li> <li>• Bedroom 2</li> <li>• Kitchen</li> <li>• 4 Piece Bath</li> </ul>	<b>Upgrades:</b> <ul style="list-style-type: none"> <li>• All new PVC windows</li> <li>• laminate flooring</li> <li>• bathroom - walk-in tub/shower/jacuzzi unit, new sink &amp; toilet</li> <li>• new front deck</li> </ul>	<b>Lower:</b> <ul style="list-style-type: none"> <li>• Crawl Space</li> </ul>
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**REMARKS:** Located on a private double lot featuring a well treed yard with a huge brick patio and a new west facing deck, this property is a lovely blend of the rustic feel of the original log dwelling and an addition that provides for an up to date kitchen and bathroom. The upgraded front log portion is a large living room & dining area complete with a Pacific Energy wood stove. The addition includes the kitchen with newer cupboards & corner sink, a 4 piece bathroom with a walk-in tub/shower/jacuzzi unit, the master bedroom & bedroom 2 and a back entryway with a laundry area. Upgrades include all new PVC windows and a fully screened in veranda. The log guest cabin provides a comfortable getaway for your guests. Fridge, stove, dishwasher, washer & dryer are included.

Del Ward cell: **204-271-4114** Chad Plamondon cell: **204-271-2729**

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