



# Nordmark Realty (1985) Ltd.

116 Main Street Flin Flon Manitoba, R8A 1K1 Ph: 204-271-4114

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

## 1909 Spruce Street, Denare Beach, SK

<b>STYLE: Bungalow</b>	<b>LOT SIZE: 103f. X 170f.</b>
<b>AGE: To Be Verified</b>	<b>HEAT TYPE: Propane Forced Air</b>
<b>BEDROOMS : 2 BATHROOMS: 1</b>	<b>UTILITIES: 200 Amp Service</b>
<b>GARAGE: None</b>	<b>HYDRO COSTS: \$187.35 - Monthly Average PROPANE COST: \$232.50 - Monthly Average</b>
<b>TAXES: \$1838.87 (2019)</b>	<b>LIST PRICE: \$170,000.00`</b>

**\*All measurements are approximate and should be verified by the buyer, if accurate measurement is important to a buying decision.**

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Front Entrance</li> <li>• Living Room</li> <li>• Dining Area</li> <li>• Kitchen</li> <li>• Master Bedroom</li> <li>• Bedroom 2</li> <li>• Bathroom</li> </ul>	<b>LOWER:</b> <ul style="list-style-type: none"> <li>•</li> </ul>	<b>EXTRAS:</b> <ul style="list-style-type: none"> <li>• Wood Burning Fireplace</li> <li>• Hot Tub</li> <li>• Back Deck</li> <li>• Garden Shed 1</li> <li>• Gaeden Shed 2</li> </ul>

**REMARKS:** Located on a huge landscaped lot with close access to the water this all-on-one level home is ideal. The front entrance brings you into a large comfortable living room with rustic decor, complemented by the wood burning fireplace & a vaulted ceiling that continues throughout the dining area and kitchen. Just off the living room you'll find the dining area & kitchen featuring lovely white cabinetry and a door leading to the back deck and barbeque area. The master bedroom is complete with a walk-in closet and patio doors that lead to a screened in veranda, the hot tub deck and the beautifully developed back yard. Bedroom 2 & a lovely spacious bathroom with a walk-in shower complete the main floor plan. Recent improvements include: a new roof, laminate flooring, a propane forced air furnace and all new interior decor - all completed in the past 8 years. A must be seen property.

Del Ward cell: **204-271-4114**

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