



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

2004 Spruce Street, Denare Beach, SK

STYLE: Raised Bungalow 1120 S. F.	LOT SIZE
AGE: 1980	HEAT TYPE: Electric B.Bd & Wood Stove
BEDROOMS BATHROOMS:	UTILITIES: 200 Amp Service
GARAGE: None	HYDRO COSTS: \$159.00/ Month (Eq. Payments)
TAXES: \$1801.38 Net 2019	LIST PRICE: \$157,500.00

MAIN:	LOWER:	EXTRAS:
<ul style="list-style-type: none"> • Side Entryway • Kitchen • Dining Room • Living Room • Master Bedroom • Bedrooms 1 & 2 • 4 Piece Bathroom 	<ul style="list-style-type: none"> • Large Family room • Storage Room • Laundry Room • Two Piece Bathroom • Shower Room • 	<ul style="list-style-type: none"> • Guest Cabin • Storage Shed • Fridge • Stove Clothes Washer • Clothes Dryer • Wood Stove

REMARKS: There is a lot of house here just waiting for someone to bring their decorating skills to turn this into a beautiful family home. The side entrance brings you into the spacious U-shaped kitchen and on to the dining room that features sliding patio doors leading to a huge covered deck overlooking the backyard. The large, bright living room with front entrance and closet for outerwear provides main floor family living space. The main level is completed with the master bedroom, bedroom 1, bedroom 2 and a full 4 piece bathroom.

The lower level features a huge family room featuring brick and stone work highlighting the wood stove area, bar and comfortable sitting area. This level also includes a laundry room, 2 piece bathroom, a separate shower room plus a large storage area with separate closets. This home provides a ton of living space!!

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

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