



# Nordmark Realty (1985) Ltd.

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

## 200 Roche Blvd, Flin Flon, MB

|   |                       |  |
|---|-----------------------|--|
| <b>STYLE:</b> Bi Level                          | 1392 S.F approx       | <b>LOT:</b> 62.5' x110' approx             |
| <b>AGE:</b> 1975/87 Approx.                     |                       | <b>HEAT TYPE:</b> Elect F/A                |
| <b>BEDROOMS:</b> 4                              | <b>BATHROOMS:</b> 2.5 | <b>UTILITIES:</b> 200A panel               |
| <b>GARAGE:</b> 1.5 attached and Double Detached |                       | <b>HYDRO COSTS:</b> \$210.29 12 mo average |
| <b>TAXES:</b> 2015 Gross \$4754.55              |                       | <b>LIST PRICE:</b> <b>\$228,000</b>        |

| <b>MAIN:</b>  | <b>UPPER/LOWER:</b>  | <b>EXTRAS:</b>   |
|---|--|--|
| <ul style="list-style-type: none"> <li>• Living Room-Wood Laminate</li> <li>• Dining Room -Wood Laminate</li> <li>• Kitchen- Vinyl</li> <li>• Laundry/ Side Entrance-Vinyl</li> <li>• MBR-Wood Laminate</li> <li>• 4 Piece Bathroom-Vinyl</li> <li>• BR2-Wood Laminate</li> <li>• BR 3-Wood Laminate</li> </ul> | <ul style="list-style-type: none"> <li>• BR4-Wood Laminate</li> <li>• Rec Room-Wood Laminate</li> <li>• Office-Wood Laminate</li> <li>• Utility Room</li> <li>• 3 Piece Bathroom-Shower</li> </ul> | <ul style="list-style-type: none"> <li>• A/C unit (not hooked up) included</li> <li>• Detached Garage</li> <li>• Attached Garage</li> <li>• Fridge, Stove, Washer, Dryer, Microwave, Freezer</li> <li>• Window Coverings Included</li> <li>• 18' x 26' detached Garage</li> <li>• 20' x 34' attached garage</li> </ul> |

**REMARKS:** A meticulously maintained home on a quiet street in a great neighbourhood. Enter from the west side, through the attached garage into a large basement rec room. Here you have tasteful wood laminate flooring, drop panel ceiling and 3 pane pvc windows. Off the rec room you will have an office and bedroom 4 along with a 3 piece bathroom with a shower. Upstairs you walk into a beautiful living room, with large, original picture windows facing east. Open from the living room is the dining room with patio doors to the east side deck. The kitchen includes vinyl flooring with a good amount of cupboards and counter space, and a large pantry/broom closet and built in fridge. Down the hallway you will have the Master bedroom with a half bathroom en-suite, followed by the 4 piece main bathroom. Rounding out the main floor is a very accommodating second and third bedroom and the side entrance with laundry. You'll find quality workmanship and materials throughout the home, from the wood laminate flooring, to the 3 pane pvc windows. Two garages, one attached to the home, and one detached, gives you space for your daily driver, and a spot for the toys or a shop.

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