



# Nordmark Realty (1985) Ltd.

116 Main Street Flin Flon Manitoba, R8A 1K1 Ph: 204-687-6324 Fax: 204-687-6325

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

## 303 Cressey Drive, Denare Beach, SK

<b>STYLE: BUNGALOW</b> 1500 S.F on each level	<b>LOT: Irreg. 66.3 f. Front - 100 f. Back - 137 f. Deep</b>
<b>AGE: 1990</b>	<b>HEAT TYPE: Propane Forced Air Propane Fireplace</b>
<b>BEDROOMS: 4 BATHROOMS: 3</b>	<b>UTILITIES: 200 Amp Service - Propane H.W. Tank</b>
<b>GARAGE: 26 f. X 24 f. Double Detached SHED; 12 f. X 8 F.</b>	<b>HYDRO COSTS: \$1445.00/ Yr. PROPANE COSTS: \$2500.00/ Yr.</b>
<b>TAXES: \$2359.17 (2017)</b>	<b>LIST PRICE: \$260,000.00</b>

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Entryway</li> <li>• Kitchen</li> <li>• Dining</li> <li>• Living Room</li> <li>• Master Bdrm &amp; 3 Piece Ensuite</li> <li>• Bedrooms 2 &amp; 3</li> <li>• Mn Floor Laundry &amp; 2 Pce Bath</li> </ul>	<b>LOWER:</b> <ul style="list-style-type: none"> <li>• Huge Family Room</li> <li>• Bedroom 4</li> <li>• Crafts Room</li> </ul>	<b>EXTRAS:</b> <ul style="list-style-type: none"> <li>• Fridge</li> <li>• Stove</li> <li>• Washer</li> <li>• Dryer</li> <li>• Bar Fridges</li> <li>• All Window Coverings</li> <li>• 10 f. X 10 f. Screened Gazebo</li> </ul>
---	--	---

**REMARKS:** The main level of this lovely and spacious home includes an open plan - large kitchen, then dining area and large , comfortable living room. The main level also includes a laundry room with 2 piece bath, the master suite with 3 piece ensuite (shower), bedroom 2 & 3 plus a full 4 piece bathroom. The lower level features a huge family room with a propane fireplace for extra comfort, a large crafts room plus a 4th bedroom.

This home has received many upgrades including shingles, water softening system, RO system, Hot water heater, upgraded furnace and PVC windows.

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

**NORDMARK REALTY (1985) Ltd.** 116 Main Street Flin Flon  
ph:204-687-6324 fax:204-687-6325 nordmark@mymts.net