



# Nordmark Realty (1985) Ltd.

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

## 304 Prince Charles Place, Flin Flon MB

<b>STYLE:</b> 4 Level Split 1733 sf approx.	<b>LOT:</b> 94.91'x97.81' approx
<b>AGE:</b> 1978	<b>HEAT TYPE:</b> Elect Baseboard/ Wood Fireplace
<b>BEDROOMS:</b> Two	<b>UTILITIES:</b> 200 Amp
<b>TAXES:</b> \$4690.36 Gross 2014	<b>HYDRO COSTS:</b> \$299.30/ 12 Month average
<b>GARAGE:</b> 24' x 22' Double attached	<b>LIST PRICE:</b> <b>\$230,000</b>

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Family Room w/fireplace</li> <li>• Dining Room</li> <li>• Kitchen-patio doors to west facing deck</li> </ul>	<b>UPPER</b> <ul style="list-style-type: none"> <li>• Master Suite-2pce ensuite</li> <li>• Bedroom 2 (converted from 3 bedroom plan to a single bedroom)</li> <li>• 4 Piece bathroom/onepiece tub surround</li> </ul>	<b>LOWER 1:</b> <ul style="list-style-type: none"> <li>• Rec Room</li> <li>• Wet bar</li> <li>• 4 piece bath</li> <li>• Laundry</li> <li>• access to garage</li> </ul> <b>LOWER 2</b> <ul style="list-style-type: none"> <li>• billiards</li> <li>• storage/exercise room</li> </ul>
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**REMARKS:** This is a two bedroom house based on a 3 bedroom design. The upper level has two bedrooms converted into one, the master suite and 4 piece bathroom. On the main level you will have a very comfortable family room with fireplace, the dining room with patio doors out to the back deck, and a full kitchen. On the lower level is a good sized rec room, complete with wet bar, 4 piece bathroom, laundry room, and access to the garage. Down one more gets you to the billiards room, and a large storage/exercise room. Attached to the house is a 24'x 22' insulated double garage. On the back deck facing west there is a very large fenced yard. Appliances are included.

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