



Nordmark Realty (1985) Ltd.

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

www.flinflonrealestate.com

36 Willis Avenue, Flin Flon, MB

STYLE: Bungalow 928 S.F approx	LOT: 5569.21 S.F.
AGE: Approx. 1946/1976	HEAT TYPE: Electric Forced Air
BEDROOMS: 3 BATHROOMS: 2	UTILITIES: 200 Amp - On Demand Hot Water
GARAGE Insulated & Heated	HYDRO COSTS: \$337.00éMon. (12 Mon. Average)
TAXES: \$ 2547.15 (Net 2017)	LIST PRICE: \$169,000.00

MAIN: <ul style="list-style-type: none"> • Kitchen • Living Room • Master Bedroom • Bedroom 2 • 4 Piece Bath 	LOWER: <ul style="list-style-type: none"> • Family Room • 3 Piece Bath (Shower) • Laundry Room • Storage Area • Cold Room UPPER: <ul style="list-style-type: none"> • Bedroom 3 	EXTRAS: <ul style="list-style-type: none"> • Rear Deck With Hot Tub • Insulated & Heated Garage • Family Room Built-in TV • Family Room Propane Fireplace • Central Air
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REMARKS: This home has received many upgrades, all well planned and well done, resulting in a comfortable and very attractive family home. The spacious and bright kitchen boasts new cabinetry, granite countertops, stainless steel appliances, under cabinet lighting and new Led ceiling lights. The living room features hardwood floors, oak crown moulding & trim, new wiring & ceiling insulation plus a lovely propane fireplace. The main floor 4 piece bathroom includes a large closet, new wiring and fixtures. The master bedroom has new laminate flooring, new insulation, usb ports and large closet with mirror doors. Bedroom 2 includes new wiring & insulation, new drywall and a large lighted closet. The upper level 3rd bedroom has new flooring, lighting, wiring, insulation & is newly painted. The family room features cork laminate flooring, a propane fireplace, a wet bar with dishwasher & bar fridge plus a large built-in wall TV. The lower level with a separate exterior entrance closet and storage also includes a huge storage & pantry with deep freeze & utility sink plus a front loading washer & dryer. This level also includes a second bathroom with shower, new sink & countertop & water saver toilet & fresh paint. Upgrades also include triple pane windows, new furnace & ductwork, hot water on demand, new air conditioner, new shingles and cupolas for attic ventilation. A large enclosed back deck with hot tub and a heated & insulated garage-man cave complete this great property.

Del Ward cell: **204-271-4114** Chad Plamondon cell: **204-271-2729**

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