



Nordmark Realty (1985) Ltd.

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401 1st Ave, Denare Beach SK

STYLE: 624 s.f. approx	LOT: 45'x130' approx
AGE: 1993/2007	HEAT TYPE: Electric Forced Air /Central A/C
BEDROOMS: 3 BATHROOMS: 2	GARAGE: N/A
TAXES: TBV	HYDRO COSTS: \$165/mo average (seasonal)
	LIST PRICE: \$ 189000

MAIN: 624 s.f <ul style="list-style-type: none"> • Eat In Kitchen • Living Room • Bedroom 1 • 4 Piece Bath 	Basement 624 sf <ul style="list-style-type: none"> • Utilities • Bedroom 2 • Bedroom 3 • 3 Piece Bathroom with shower 	Extras <ul style="list-style-type: none"> • Close to the Main Beach • Tiered wrap around deck • Garden Shed • Heat Recovery Ventilator/air exchanger • Radiant In Floor Heat Downstairs
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REMARKS: This is about as close to the main beach as it gets! This is a totally up to date year round home in beautiful Denare Beach. Three Bedrooms and two bathrooms are found in this well thought out floor plan which maximizes all of the available square feet of living space. The entrance is into an open concept kitchen/dining/ living room with large windows and a cathedral ceiling, allowing for an amazing amount of natural light. Bedroom number 1, a large pantry area, and a full 4 piece bathroom round out the main floor. In floor radiant heat is throughout the finished basement. You will also find a second bedroom with wood laminate flooring and third bedroom with vinyl wood look flooring. The utility room featuring a plumbed in sink, washer and dryer, and a 3 piece bathroom with a shower round out the lower level. A smaller footprint for this property adds to it's efficiency, and is a good choice for the environmentally conscious buyer.

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

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