



# Nordmark Realty (1985) Ltd.

116 Main Street Flin Flon Manitoba, R8A 1K1 Ph: 204-271-4114

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

## 189 Roche Blvd. Flin Flon, MB

<b>STYLE: Bi-Level 1288 S.F.</b>	<b>LOT SIZE: 65f. X 100f.</b>
<b>AGE: 1985</b>	<b>HEAT TYPE: Electric Forced Air</b>
<b>BEDROOMS: 3 BATHROOMS: 3</b>	<b>UTILITIES: 200 Amp Srevice</b>
<b>GARAGE: Attached Double</b>	<b>HYDRO COSTS: \$250.00/Month - Equalized</b>
<b>TAXES: \$4,378.84 (2019)</b>	<b>LIST PRICE: \$295,000.00</b>

**\*All measurements are approximate and should be verified by the buyer, if accurate measurement is important to a buying decision.**

<b>MAIN:</b>	<b>LOWER:</b>	<b>EXTRAS:</b>
<ul style="list-style-type: none"> <li>• Kitchen</li> <li>• Living Room</li> <li>• Master Bedroom with Ensuite</li> <li>• Bedroom 2</li> <li>• Bedroom 3</li> <li>• 4 Piece bathroom</li> </ul>	<ul style="list-style-type: none"> <li>• Family Room</li> <li>• 3 Piece Bathroom</li> <li>• Storage</li> <li>• Double Garage</li> </ul>	<ul style="list-style-type: none"> <li>• Fridge</li> <li>• Stove</li> <li>• Dishwasher</li> <li>• Microwave</li> <li>• Washer</li> <li>• Dryer</li> </ul>

**REMARKS:** This well laid out family home offers space for a large and growing family, with 3 main level bedrooms and a large family room and a 3 piece bath downstairs. The yard is immaculate with a well groomed lawn at both front and rear. The attached insulated double garage is accessed from the front street. This property has been completely renovated both inside and out as follows: New windows for the entire residence all with custom made blinds - new fiberglass front door - New bathtubs, vanities and ceramic flooring for all 3 bathrooms - Luxury vinyl flooring installed in the entire house - New rustoleum kitchen countertop - new onix kitchen sink. New 1.5m. X 20m. deck - new plumbing board for lawn sprinkler system - new 14 x 14 back patio with fire pit - new interior doors and mouldings - New garden doors in both the master bedroom and the kitchen area giving access to the deck - new landscaping at the front of the property - new stucco on the front of the house - new water pressure system with new 48 gallon hot water tank - New central air system and electric furnace - new light fixtures throughout - new plumbing in kitchen with new top of the line appliances installed.

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