



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

53 Ohoo Road, Denare Beach, SK

STYLE: Two Storey	1620 S.F approx	LOT: irregular shape (0.49acres) (21000 s.f approx)
AGE: 1976 Approx.		HEAT TYPE: Electric Baseboard
BEDROOMS: 4	BATHROOMS: 1.5	UTILITIES: 200A
GARAGE: N/A		HYDRO COSTS: \$271.12/mo 12 mo average 2016
TAXES: \$1531.69 2016 Gross		LIST PRICE: \$149,000

MAIN: <ul style="list-style-type: none"> ● Entrance-mudroom-wood laminate ● Front Bedroom-wood laminate ● Kitchen- <ul style="list-style-type: none"> ○ Island ○ Vinyl floor 2016 ● Dining Room-vinyl <ul style="list-style-type: none"> ○ Patio Doors to Deck ● 2 Piece Bathroom-ceramic tile ● Living Room-wood laminate ● 3 Season Sun Room-carpet 	UPPER: <ul style="list-style-type: none"> ● 4 Piece Bathroom-vinyl <ul style="list-style-type: none"> ○ Skylight ● Bedroom 2-wood laminate ● Bedroom 3-wood laminate ● Bedroom 4-wood laminate LOWER: <ul style="list-style-type: none"> ● Utilities-unfinished ● Laundry-unfinished 	EXTRAS: <ul style="list-style-type: none"> ● Central Vac ● Cook Top/Wall Oven ● Appliances Included <ul style="list-style-type: none"> ○ Fridge ○ Stove ○ Washer ○ Dryer
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REMARKS: A west facing 3 Season sunroom is the perfect spot to enjoy the quiet life, in this large two storey home in Denare Beach. Sitting on a double lot, the main entrance has a massive closet and a two piece bathroom. Here you will find the master bedroom looking out onto the front of the property through a large picture window. Past the bedroom you enter into the large kitchen, with plenty of cupboard space and accommodating kitchen island. The living room is open to the dining room, which in turn has patio doors opening to the three season 16'x 16' sun room. The vinyl floor covering in the kitchen and dining room was installed in 2016. Upstairs you will find bedroom two, three and four, all with wood laminate flooring, and a conveniently located 4 piece bathroom. Out back is a carport and utility shed/greenhouse. Downstairs you had the furnace and water heater. Must be seen to be appreciated, make an appointment for viewing today!

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

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