



# Nordmark Realty (1985) Ltd.

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

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

## 67 Ohoo Road, Denare Beach, SK

<b>STYLE:</b> Split Level    1885 s.f.	<b>LOT SIZE:</b> Double Lot - 100f. X 140f.
<b>AGE:</b> 1978, 1990	<b>HEAT TYPE:</b> 2 Electric Boiler Radiant, Forced Air
<b>BEDROOMS:</b> 3 <b>BATHROOMS:</b> 3	<b>UTILITIES:</b> 200 Amp On Demand Hot Water
<b>GARAGE:</b> Detached - 600 s.f. - In Floor Heat	<b>HYDRO COSTS:</b> Average \$ 438/Month
<b>TAXES:</b> \$2200.00 - To Be Verified	<b>LIST PRICE:</b> \$227,000.00

<b>MAIN:</b>	<b>LOWER:</b>	<b>EXTRAS:</b>
<ul style="list-style-type: none"> <li>• Living Room</li> <li>• Kitchen</li> <li>• Master Bedroom Bedrooms 2 &amp; 32 - 4 Piece Bathrooms</li> <li>• 1 - 3 Piece Bathroom (Shower)</li> </ul>	<ul style="list-style-type: none"> <li>• Side Entrance</li> <li>• Family Room</li> <li>• Mechanical Room</li> <li>• Laundry</li> </ul>	<ul style="list-style-type: none"> <li>• Wood Stove in Living Room</li> <li>• 600 s.f. Wrap Around deck</li> <li>• Central Air (Upper)</li> <li>• Forced Air Heat (Upper)</li> <li>• Infloor Heat in Lower Level</li> <li>• 2 Garden Sheds</li> </ul>

**REMARKS:** Located on a quiet double lot in beautiful Denare Beach, this lovely 3 bedroom, 3 bathroom home is ready to welcome a new family. The main level features a large living room & dining area, a spacious and bright kitchen, 2 full 4 piece bathroom plus a newly installed 3 piece bathroom with a beautiful tiled shower. The main level is completed with a master bedroom, bedroom 2 & 3 and plenty of closet space. The lower level with a side entrance convenient to the heated garage includes the family room, the mechanical room and laundry. The heating and cooling system was newly installed in the fall of 2013 and includes the very convenient “hot water on demand” system . Fridge, stove, dishwasher, washer, dryer and upright freezer are included. Other furnishing are negotiable.

Del Ward cell: **204-271-4114**

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