

# A Property for Your Consideration . . .

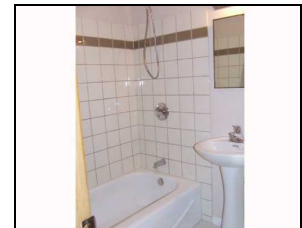
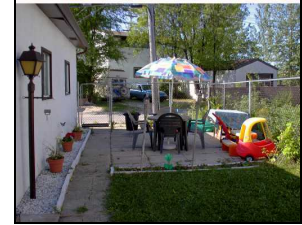
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WINNIPEG

77 BERKSHIRE BAY

\$ 159,900

ML#: 2816276 Neigh: Area: 2G Status: S



Tot Rms: RMA5/BDA3/TBD3/F1H0 Type/Style: Single Family Attached / Two Storey Age/Yr Blt: 1965  
 Tot Liv Ar: 97.92 m2 / 1,054 SF Bsmt/Dev: Full / Fully Finished  
 Lot Shape: Frontg: Gross Tax: \$ 1,810.39 / 2008  
 Depth: \*Educ Tax: \$ 831.76  
 Parking: Double Detached, Plug-In  
 Site Infl: Fenced, Golf Nearby, Back Lane, Paved Lane, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation  
 Features: Air Conditioning-Central, Garage Door Opener, Hood Fan, No Smoking Home, Smoke Detectors, Sump Pump  
 Goods Incl: Blinds, Dryer, Dishwasher, Refrigerator, Stove, Satellite Dish

Liv Rm:	M	15.70x11.40	Din Rm:		Kitch:	M	18.30x9.50
Fam Rm:			Den:		Mstr Bd:	U	11.40x10.90
2nd Bd:	U	9.00x9.00	3rd Bd:	U	4th Bd:		
RR:	B	25.00x14.50	LA:	B	SU:	M	19.40x10.00

Enjoy 3 brs & rec room. Upgrades roof (07), furnace & air cond (04) elect panel, painting int upper level & hall, newer front door. Breezeway to dble gar, side yard with patio. Gar insul & drywalled. Bath tile & fixtures newer. Tap in bsmt sink not working.