



146 GRAIN AVE.

\$309,900

MLS #: 1119287

LIVING AREA: 1771 S.F.

STYLE: BUNGALOW

BEDROOMS: 4

BATHROOMS: 2

BASEMENT: FULLY FINISHED

GARAGE: DOUBLE DETACHED

LOT SIZE: 70' X 124'

TAXES (GROSS): \$4030.38 (2011)

YEAR BUILT: 1970

WELCOME HOME!! FROM THE MOMENT YOU WALK THROUGH THE DOOR YOU'LL BE IMPRESSED. THIS 1771 SQUARE FOOT BUNGALOW HAS BEEN METICULOUSLY MAINTAINED AND UPGRADED WITH A VERY SPACIOUS LIVING ROOM, COUNTRY STYLE KITCHEN WITH AMPLE WHITE CABINERY, 4 BEDROOMS ON THE MAIN FLOOR AND REMODELLED BATHROOM COMPLETE WITH A 6' JETTED TUB (2008). THE BASEMENT FEATURES A LARGE REC ROOM & GAMES AREA, OFFICE AND 3 PIECE BATHROOM WITH OVERSIZE CERAMIC SHOWER AND HEATED FLOOR (2005). UPGRADES INCLUDE PVC WINDOWS (03/04), CENTRAL AIR (2006), BASEMENT DEVELOPMENT (2009), HIGH EFFICIENCY FURNACE (2004), SHINGLES (2010), AND MANY MORE! THE AWARD WINNING 70' X 124' YARD IS COMPLETE WITH A 20' X 40' SALT WATER POOL (2002), LOVELY RAISED BEDS PLUS A 24' X 38' GARAGE.



Marketed By:

Rich Moyer / Judy Moyer

Tel: (204) 485-5656 - Selkirk

Tel: (204) 784-6604 - Winnipeg

homes@teammoyer.ca



<u>Room</u>	<u>Size</u>
Living Rm:	22.33' x 15.67'
Kitchen:	17.92' x 13.25'
Master Bdrm:	21.17' x 13.00'
2nd Bdrm:	13.83' x 9.92'
3rd Bdrm:	11.58' x 11.42'
4th Bdrm:	10.17' x 10.17'
Rec Room:	29.92' x 26.17'
Office:	12.83' x 10.50'



- Baths:** 2
- Heating:** Forced Air-Gas
- Basement:** Fully Finished
- Roof:** Shingle
- Exterior:** Stucco
- Garage:** Double Detached
- Water:** Community
- Sewer:** Community
- Lot:** 70' x 124'



Features:

- Inground Pool
- Pool Equipment
- Central Air
- Closet Organizers
- Ceiling Fan
- High Efficiency Furnace
- Jetted Tub
- Built In Microwave
- Patio
- Sump Pump
- Private Yard
- Golf Nearby
- Playground Nearby
- Fenced
- Public Transportation



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Goods Included:

Fridge
Stove
Washer
Dryer
Dishwasher
Alarm System
Garage Door Opener
Blinds
Window Coverings
Satellite Dish

Goods Excluded:

Corner Cabinet in Kitchen
Corner Desk/Cabinet in LR
Fridge (Basement)
Freezer (Basement)
Stove (Basement)
Direct TV Satellite Dish
Satellite Receiver
Hot Tub
Gazebo & Patio Furniture
Curtains in Children's Bedrooms



Additional Information:

- Entrance with Heated Ceramic Floor
- Living Room Carpet (2009)
- Kitchen Hardwood Flooring (2002)
- Fridge (2011)
- Built In Microwave (2011)
- Hardwood under Carpet in East Bedroom
- 200 Amp Electrical Panel (2007)
- Hot Water Tank (2006)
- Gas Budget \$160/Month
- Double Drywall
- Back Water Valve
- Stucco Exterior (2006)
- Maintenance Free Soffits, Fascia & Eavestroughs (2006)
- Garage Shingles (2005)
- Solar Panels with Automatic Switch for Pool Heat
- Gas Pool Heater for Auxiliary Heat if Desired



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