



407 MANCHESTER AVE.

\$176,500

MLS #: 1121933

LIVING AREA: 817 S.F.

STYLE: BUNGALOW

BEDROOMS: 2

BATHROOMS: 1

BASEMENT: 3/4

GARAGE: DOUBLE DETACHED

LOT SIZE: 50' X 124'

TAXES (GROSS): \$1889.76 (2011)

YEAR BUILT: 1940

ADORABLE 817 SQUARE FOOT 2 BEDROOM BUNGALOW WITH NOTHING TO DO BUT MOVE IN!!

NEW MAPLE KITCHEN (2010) WITH BAMBOO FLOORING (2011), LIVING/DINING ROOM AND BEDROOMS WITH HARDWOOD FLOORS, SIDE ENTRY DOUBLES AS OFFICE AREA, REMODELLED BATH WITH JETTED TUB. UPGRADES INCLUDE WINDOWS (2011), ELECTRICAL WITH 200 AMP PANEL (2010) AND MORE. DETACHED 22'3" X 30' 3" GARAGE WITH 2 NEW AUTO OPENERS (2010) ON A 50' X 124' LOT. MUST BE SEEN!!



Marketed By:

Rich Moyer / Judy Moyer

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| <u>Room</u> | <u>Size</u> |
|--------------|-----------------|
| Living Rm: | 17.33' x 10.25' |
| Kitchen: | 10.25' x 10.08' |
| Master Bdrm: | 11.17' x 9.17' |
| 2nd Bdrm: | 9.75' x 9.17' |
| Mudroom: | 15.33' x 7.50' |



Baths: 1
Heating: Forced Air-Gas
Basement: 3/4
Roof: Shingle
Garage: Double Detached
Water: Community
Sewer: Community
Lot: 50' x 124'
Gas/Hydro: \$132/Month



Features:

Central Air
 Closet Organizers
 Deck
 Ceiling Fan
 Jetted Tub



Goods Included:

Fridge
 Stove
 Washer
 Dryer
 Alarm
 Blinds
 Window Coverings
 Garage Door Openers



Goods Excluded:

None



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