



## 51 JEMIMA BAY

### \$199,900

**MLS #:** 1121035

**LIVING AREA:** 938 S.F.

**STYLE:** BUNGALOW

**BEDROOMS:** 2

**BATHROOMS:** 1

**BASEMENT:** FULL

**GARAGE:** SINGLE DETACHED

**LOT SIZE:** 59' X 106'

**TAXES (GROSS):** \$2,736.72

**YEAR BUILT:** 1961

EXCELLENT STARTER OR RETIREMENT HOME!! IMMACULATE 938 SQUARE FOOT, 2 BEDROOM BUNGALOW WITH REMODELLED KITCHEN, LIVING ROOM AND DINING ROOM TO OPEN CONCEPT. REFINISHED HARDWOOD FLOORS IN LIVING AND DINING ROOMS, APPLIANCES NEW IN 2010 ARE INCLUDED, FULL BASEMENT WITH REC ROOM, OFFICE AND AMPLE STORAGE. RE-LANDSCAPED 59' X 106' LOT WITH FREE STANDING DECK TO ACCOMMODATE GAZEBO, FENCED BACKYARD, 16' 3" X 24' 2" GARAGE WITH AUTO OPENER, NEWER 8' X 7'9" SHED THAT COULD BE USED AS A PLAY HOUSE.



Marketed By:

**Rich Moyer / Judy Moyer**

Tel: (204) 485-5656 - Selkirk

Tel: (204) 784-6604 - Winnipeg



[homes@teammoyer.ca](mailto:homes@teammoyer.ca)



<u>Room</u>	<u>Size</u>
Living Rm:	17.08' x 10.58'
Kitchen:	13.00' x 12.33'
Dining Rm:	9.42' x 8.50'
Master Bdrm:	12.92' x 9.33'
2nd Bdrm:	9.00' x 6.92'
Rec Room:	27.42' x 10.25'
Office:	10.08' x 7.67'



- Baths:** 1
- Heating:** Forced Air-Gas
- Basement:** Part Finished
- Roof:** Shingle
- Garage:** Single Detached
- Water:** Community
- Sewer:** Community
- Gas/Hydro:** \$140/Month

**Features:**

- Deck
- Hood Fan
- Non-Smoking Home



**Goods Included:**

- Fridge
- Stove
- Washer
- Dryer
- Dishwasher
- Microwave
- Blinds
- Window Coverings
- Shed
- Garage Door Opener



**Goods Excluded:**

- Electric Fireplace in Rec Room

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