

RECOGNIZED | RESPECTED | RECOMMENDED

Welcome to

\$289,900

8 Paul Martin Drive



Presented by BOB & DEB GOODFELLOW
204.224.2551

Perfect choice! 1,015 sq.ft. fully developed bungalow with double attached garage and front paved drive on a quiet street in a great neighborhood! Great home for those starting out or starting over! Open style layout. Living room features a gas fireplace, hardwood floors, vaulted ceilings, large eat-in kitchen with appliances and a remodeled main bathroom! Garden doors open to a newer deck and fully fenced south-facing backyard! Possession is flexible. Home ownership is possible, make it yours!

LIVING AREA: 1,105 sq.ft.
LOT SIZE: 38' x 118'
2013 GROSS TAXES: \$ 3,284.88
YEAR BUILT: 2006

MAIN LEVEL:

FRONT ENTRANCE:

Sunken front entrance with ceramic flooring, single clothes closet

LIVING ROOM: 19.08' x 13.42'
 Hardwood flooring, vaulted ceilings, gas fireplace, pot lighting, rounded corners

EAT IN KITCHEN: 15' x 13.42'
 Ceramic flooring, FloFlorm counter tops, alcove for hutch, track and pot lighting, pantry, dishwasher, fridge, stove, microwave shelf, hood fan (to be replaced prior to possession), double stainless steel sink, patio doors to deck

MASTER BEDROOM: 13' x 10.75
 Wall-to-wall carpet, dual pane windows with curtains, ceiling light fixture, double clothes closet, white baseboards, white colonnade door

2nd BEDROOM: 11.25' x 10.25'
 Wall-to-wall carpet, dual pane windows with curtains, ceiling light fixture, double clothes closet, white baseboards, white colonnade door

4 pc Bathroom: REMODELLED
 Newer ceramic flooring, white fixtures, glass sliding doors, newer light fixture, exhaust, window

BASEMENT (PROFESSIONALLY FINISHED):

REC ROOM: 17.5' x 12.92'
 Laminate flooring, suspended ceilings, pot

3Rd BEDROOM: 11.58' x 9'
 Laminate flooring, double clothes closet, suspended ceiling, window with blinds

OFFICE/DEN: 12.05' x 8.7"
 Laminate flooring, double clothes closet, suspended ceiling, freestanding closet can remain

GAME ROOM: 11.58' x 9'
 Laminate flooring, suspended ceilings, pot lighting, wall art niche shelf with pot lighting

4 pc Bathroom
 Tile flooring, white fixtures, suspended ceiling, pot lighting, window, exhaust fan

Laundry/Utility Room:
 100 amp service
 High-efficiency Goodman furnace
 60-gallon hot water tank
 Newer central air conditioning
 Sump pump
 Washer and dryer

ADDITIONAL FEATURES:

- Double-attached garage
- Large south-facing deck
- No pet home, no smoking home
- Inclusions: Dishwasher, refrigerator, stove, window coverings, washer, dryer, blinds
- Close to all amenities including shopping, playground, public transportation!

FOR FURTHER INFORMATION OR SHOWING, PLEASE CALL BOB OR DEB AT GOODFELLOW & GOODFELLOW REAL ESTATE LTD.