

District:	Town of Teulon	MLS:	1901194
Address:	27 Beach Road E	Bedrooms:	3
Zoning:	Residential	2017 Taxes:	\$1,554.94
Occupancy:	Owner	Year Built:	Unknown

Style:	2 storey	PRICE:	\$138,000
Lot:	50' x 119'	Landscaped:	Yes
Front Exposure:	North	Fenced:	No
Size:	1605 sq. ft.	Exterior:	Vinyl
(Lower):	Part bsmt	Flooring:	Tile, vinyl, carpet
Heating:	Baseboard	Heating Fuel:	Electric
Possession Date:	TBD		

	Main Level:		Upper Level:
Living/Dn Room:	22.08' x 10.17'	Bedroom 1:	9.58' x 9.50'
Eat-in Kitchen:	13.0' x 10.25'	Bedroom 2:	11.33' x 9.83'
Mudrm:	14.33' x 7.08'	Masterbdm:	11.25' x 10.75'
2 pce bath:	3.67' x 3.58'	4-pce bth:	11.83' x 9.58'
Computer Area:	13.08' x 7.17'	2-pce bth:	5.83' x 4.50'
		Sunroom:	14.33' x 7.08'

**Parking Pad**

**Included in Price:**

Negotiable

**Remarks:**

PRICE IMPROVEMENT that is calling all first time buyers and INVESTORS. Boasting 1605 sq.ft. of living space, 3 bdrms and 3 bths, this is A HANDS-DOWN WINNER at only \$138,000. Superb location that is walking distance to schools, playground, shopping & all the amenities. The lvngrm/dn area combo is OPEN & INVITING feat a bay wdw & is the perfect space for MEGA ENTERTAINING. The eat-in kitchen is sunlit w/large east wdw and the "heart of this home". The kitchen serves up generous storage & room for everyone to participate in meal prep. UNWIND upstairs in 1 of 3 GENEROUS-SIZED bdrms that are served by a 4-pce bath w/jetted tub AND a 2-pce bth. Imagine! NO MORE WAIT TIMES which equates to STRESS-FREE mornings getting everyone on the move. A bonus 2nd level SUNKEN SUNRM is truly a treasure & an extension of an upper bdrm. Would make a FAB reading rm, hobby or office area. Mn flr laundry. Don't delay booking your showing at THIS PRICE. A great family home in a great location and at a SUPERB price. Call today!

