

District:	RM of Gimli	MLS:	1816899
Legal:	49 Old Arnes Place	Bedrooms:	3
Zoning:	Residential	2017 Gross Taxes:	\$1,983.25
Occupancy:	Vacant	Year Built:	1985

Style:	Bungalow	PRICE:	\$199,000
Lot:	Triangular	Landscaped:	Yes
Front Exposure:	NE	Fenced:	No
Size:	1380 sq.ft.	Exterior:	Wood siding
(Lower):	Crawl space	Flooring:	Wood, Vinyl, w-w carpet
Heating:	F/A Furnace	Fireplace:	Yes
Possession Date:	Immediate		

Main Level:			
Living Room:	19.67' x 20.0'	Bedroom 2:	9.92' x 12.58'
Sunroom:	20.0' x 12.0'	4-pce Bath:	10.25' x 6.0'
Eat-in Kitchen:	11.8' x 23.92'	Bedroom 3:	12.08' x 11.0'
Master Bedroom:	11.58' x 13.67'	Laundry Room:	10.17' x 10.0'
3-pce Ensuite:	5.92' x 6.50'		

Parking:	Portable car shelter for 1. Parking pad.
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IT DOESN'T ADD UP, BUT THE PRICE IS CORRECT. This STUNNING destination will be the place you NEVER WANT TO LEAVE winter, spring, summer or fall. YES! YEAR-ROUND VALUE at a 3-season price. Situated on a GORGEOUS 1/2 ac PIE-SHAPED lot nestled amongst lush trees & vegetation is this FAMILY/ENTERTAINMENT sized 1380sf, 3 br, 2 bth bungalow. The BREATH-TAKING surrounding grounds welcomes AMPLE SUNLIGHT and areas of COMFORTING SHADE. Inside, you're immediately drawn to the SUNKEN LVNGRM w/WOOD FLRS, a FIREPLACE & transom wdws that MAXIMIZE THE SUNS WARMTH. A 3-season SUNRM offers a BUG-FREE ENVIRONMENT where your only responsibility is to sink yourself into NATURES HEARTBEAT & enjoy. The kit offers generous space, island, & wood flrs. The kit extends to an INTIMATE DINING AREA w/bay wdw & breath taking ext views. There are 3 spacious brs w/wood flrs & the mstrbrdm feat a 3-PCE ENSUITE. A year-round destiny equipped w/LAUNDRY RM, wrap-around deck, C/A & so much more! Call today, YOUR FUTURE SELF WILL THANK-YOU."

