

District:	St. Vital	MLS:	1815308
Legal:	26-1903 St. Mary's Rd	Bedrooms:	2
Zoning:	Residential	2018 Taxes:	\$2,955.37
Occupancy:	Owner	Year Built:	1987

Style:	2 Level Condo	PRICE:	\$247,000.00
Unit Location:	End unit	Landscaped:	Yes
Front Exposure:	South	Fenced:	No
Size:	1345 sq.ft.	Exterior:	Stucco, brick, wood siding
(Lower):	Crawl space	Flooring:	w-w carpet, vinyl
Heating:	Forced Air-Electric	Fireplace:	No
Possession Date:	TBD		

	Main Level:		Upper Level:
Living Room	19.08' x 12.0'	Master Bedroom:	12.0' x 16.75'
Eat in Kitchen:	11.25' x 9.08'	Bedroom 1:	16.75' x 9.08'
Dining Area:	15.50' x 9.0'	4 pce bathroom:	5.92' x 9.17'
2 pce bathroom:	3.25' x 5.92'	Laundry area:	6.17' x 3.75'
Sunroom:	9.0' x 10.75'		

Parking	
20'x'12' Garage:	Partly insul, auto opener, access from outside.
Included in Price:	

Fridge. stove. washer. drver. b/l dishwasher. window air conditioner.

Remarks:

INHALE...EXHALE...CHILLAX! Close the door behind you & detach from the daily grind, the cell phones & the hustle & bustle of the city. Tucked away at the end of a no-thru lane is this 1345sf, 2 br, 2 bth condo. Once inside w/open views to the 3-season sunrm & the immediate connection to the outdrs, you feel whole again. The lvngrm is sunken w/secure patio drs. that open to the sunrm where you find a backdrop of lush trees to help you reboot & revitalize. The spacious kit feats generous cabinet space, b/i dshwr & a clever cut-out w/open views to the dn & lvngrm areas. Upstairs, the mstrbrdm offers a generous 17x12 flr plan that easily accommodates larger furn & also feats 2 dbl closets & views to the backyard. The 2nd br is a spacious retreat w/skylight, closet & adjoining storage area. Brs are steps from the 4-pce bth & in-suite laundry w/full size washer/dryer. AT/1 & an adjacent visitors pkg pad make this offering just that much better. Call now to secure peace of mind, your future self will thank-you!

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. I recommend to the Buyer(s) that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.