

District:	St. Vital	MLS:	1921830
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:	\$233,000.00
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'x12' Garage:	Partly insul, auto opener, access from outside.
Included in Price:	

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

Remarks:

BEAUTIFUL END UNIT, AT/1 PLUS driveway to accommodate 2nd vehicle, sun-kissed 3-season SUNROOM w/views of MATURE TREES, 1345sf of comfortable living space w/2 SPACIOUS bdrms PLUS 2 bths. Not quite feeling it for the "apartment style" condos just yet? Not ready for common hallways & prefer an ENTRANCE where you can come & go at your leisure...no neighborly eyes watching nor ears listening? Does your "MUST HAVE" checklist include a GARAGE? Well, we've got that PLUS addtl SURPLUS PARKING just a few steps away for those evening & weekend visits w/friends, kids & family. Townhouse style, set back, QUIET & BONUS END UNIT privacy. Upper flr has both bdrms, 4-pce bth, storage closet, & laundry. Mn level open kit, dn area, sunken lvngrm, 3-season sunrm. PREMIUM ST. VITAL LOCATION close to amenities, U of M, resturants & shopping! Condo Corp is PET FRIENDLY so Fluffy is welcome! A GEM-OF-A-FIND w/very REASONABLE CONDO fees. If it checks all or most of your search criteria, don't hesitate to book your appt today!

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.