

District:	Town of Teulon	MLS:	1808143
Address:	46 Second Street SW	Bedrooms:	1+
Zoning:	Residential	2015 Gross Taxes:	\$839.17
Occupancy:	Owner	Year Built:	Approx. 1960

Style:	Bungalow	PRICE:	\$87,000
Lot:	50x125	Front Exposure:	West
Size:	750 sq.ft.	Exterior:	Wood siding
Possession Date:	TBD	Flooring:	Tile, laminate
Heating:	Baseboard	Heat Fuel:	Electric

Main Level:			
Living Room:	17.33' x 11.42'	Master bedroom:	13.33' x 8.92'
Hobby Room:	13.25' x 10.50''	4-pce Bathroom:	7.25' x 5.75'
Kitchen Style:	Eat-in	Kitchen:	13.42' x 9.25'

Parking:	
Detached Garage	21' x 12'

Included in Price:

b/i dshwr. Other appliances negotiable.

Remarks:

FIRST TIME TO MARKET! Great value here in this 750sf, 1 bdrm+, 1 bth bng on 50'x125' lot. CENTRAL town location and WALKING DISTANCE to shopping, schools, restaurants and more. The EAT-IN KITCHEN feats laminate flring, UPGRADED COUNTER TOP, b/i DSHWR b/i pantry area and a REVERSE OSMOSIS drinking water system. The laminates carry straight through to the lvngrm where you will find an EAST and WEST facing window ensuring NATURAL LIGHT throughout the day. A lovely HOBBY AREA that was once a bedroom and could easily be returned back to a BEDROOM with the addition of a wall and door. The hobby area has its own closet and is steps to the 4-pce bath. The bth is functional w/tub/shower, single sink and hwt approx 3 years old. The MAIN BDRM feats tiled floor & is spacious w/west window. The detached SINGLE GARGAE 21x12 w/gravel flr and power is always a great place to keep your vehicle out of the elements OR for use as ADDITIONAL STORAGE. Newer SHINGLES, hwt, softener. Make your appointment to come & see 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.

