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## Description

MOVE TO THE COUNTRY!! Treed private 3+ acre property, mins to Lockport. Add your touch to this 1370 sf , 3 bedrooms, 3 bath BUNGALOW. Great floor plan, L-shaped living room/dining combo with garden doors, oak kitchen with SS appl. 3 generous sized bedrooms, 2 pc off the primary bedroom. Full finished lower level rec room and MORE! Newer 21X19' custom deck. Large 60X30 shop with holding tank and gas heat. A 20X30' dome cover negotiable. Newer windows, furnace (2016), new roof (2020), new water well (2021), A/C (2021), water softener, hot water tank (2019). Mins to Lockport, 10 min to the town of Birds Hill.

ROOM MEASUREMENTS:



Dining Room (M) 9X16

Kitchen (M) 12X9

Living Room (M)14X20

Primary Bedroom (M) 14X11

Bedroom (M) 13X9

Bedroom (M) 13X10

2 Piece En Bath (M)

Four Piece Bath (M)

Game Room (L) 11X17

Hobby Room (L) 13X11

Recreation Room (L) 14X20

Recreation Room (L) 14X16

Three Piece Bath (L)

If you would like to view this property or are looking for additional information, please contact me.

*Disclaimer: This information obtained is deemed to be reliable, but not guaranteed to the accuracy, correctness, and completeness of this information. Please note the information may change or withdrawal without notice.*

\$479,900.00

Call Us: 204-989-7900

Email Us: [derekdaneault@royalpage.ca](mailto:derekdaneault@royalpage.ca)

3Bedrooms

2.50Bath

1370SqFt

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