



18 BEAUMONT CIRCLE - NIVERVILLE
Lot 5, Plan 47826

OFFERED AT
\$299,000.
w/lot & net GST

MLS #1118231/ Office # LN1191 S/C 2.% net of GST

RE/MAX
PERFORMANCE REALTY
246 Main St. Steinbach MB
326-4322/784-6617
www.fehrrealestate.ca



SHIRLEY FEHR
204-355-8770
shirley@fehrrealestate.ca

1368 SF Bungalow

- 15' x 14' Living Room featuring hardwood floors which carries through the kitchen, dining room & hallway
- 8.33' x 16' Kitchen with 2 large windows, corner pantry, large island and Maple cabinets
- 9.75' x 14' Dining Room with double garden doors leading to future deck
- 13' x 11.92' Master Bedroom w/carpet, oversized WIC & 4 pc bath
- 10' x 10' 2nd Bedroom - wall to wall carpet
- 9.33' x 10' 3rd Bedroom - wall to wall carpet
- 4 pc main bath

“The information contained herein has been obtained from sources deemed reliable but cannot be guaranteed as to its accuracy. The buyer is advised to obtain independent verification of any information that is of material interest to them.”

Other Information

- New Home Warranty
- 25 year shingles
- Stucco and stone exterior finish
- ICF dry walled
- Exterior walls R20 and Attic insulation R50
- Electric furnace
- 60 gallon electric hot water tank
- 200 amp service
- A/C, Central exhaust, Central vac - roughed in
- PVC triple pane Low E windows
- 16' x 7' insulated OH door R10 c/w opener & 2 remotes
- Sump pit c/w submersible pump
- Large welcoming front entrance
- Concrete driveway
- Lot size 50' x 127' x 97.8' x 133'
- Taxes to be assessed

