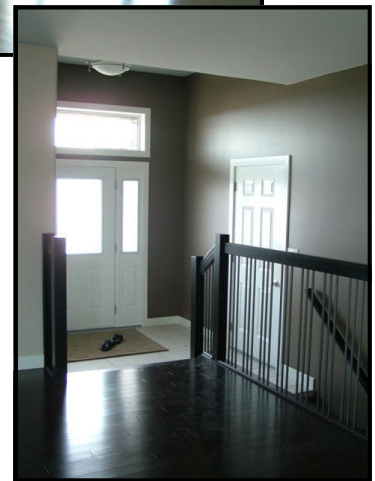




**18 Bret Bay—Oakbank  
Lot 10, Blk 1, Plan 46813**



*Pictures not exactly as shown.  
Design and Spec to change without notice*

**OFFERED AT**  
**\$356,900.**  
*Incl Lot & Net GST*

MLS #1009761/ Office #RN1023 / S/C 2.5%

**Shirley Fehr**  
**Re/Max Performance Realty**  
**246 Main Street, Steinbach, MB**  
**326-4322 / 355-8770 / 784-6617**  
**shirleyfehr@shaw.ca**  
**www.shirleyfehr.ca**



“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.”



## 1452 SF Bungalow

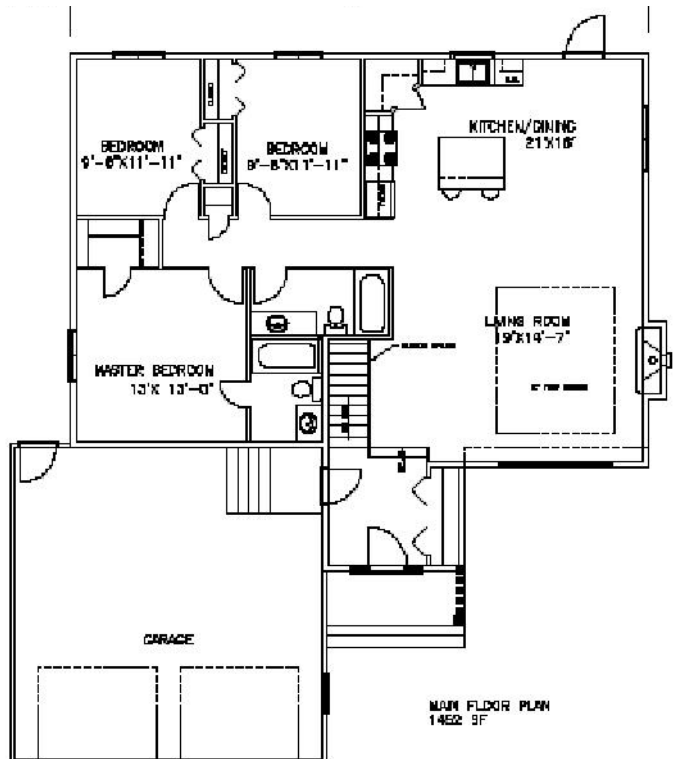
- \* 19'x14.7' Living room with Rich Hardwood floors, trayed ceiling, gas fireplace with custom built mantle and bright picture window.
- \* 10.5'x16' Dining room
- \* 10.5'x16' Kitchen with upgraded white cabinets, tiled backsplash, walk in pantry and centre island
- \* 13'x13' Master bedroom with walk in closet and 4 pc ensuite
- \* 9'6"x11' 2nd bedroom
- \* 9.6'x11.11' 3rd bedroom
- \* 4 pc bath with tiled floor
- \* Bright and spacious entrance with tiled floor and transom window
- \* 25 yr shingles
- \* Home warranty
- \* Triple pane windows
- \* Stucco and stone exterior
- \* F/A High Efficient gas furnace
- \* 60 gallon hot water tank
- \* ICF form basement with exterior walls drywalled and wired with plugs
- \* Concrete Driveway
- \* Community sewer and water
- \* Flooring allowance and Cabinet allowance to be advised.
- \* Central Air conditioning
- \* C/V Roughed in
- \* Final lot graded included—Topsoil and sod not included
- \* Lot size: 80'x178'

**OFFERED AT**

**\$356,900.**

*Incl Lot & Net GST*

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