

428 Furby

Newly Renovated Home For Sale!



SPECS ON COMPLETION

- Roof—New 20 year IKO shingles, new pre-finished aluminium eavestrough
- Electrical—All new wiring with new 100 amp service panel, pre-wired for alarm system and telephone, front & rear door-bells
- Plumbing—All new pipes, waste lines, new water saver toilets, anti-scald tub filler control, new hot water tank
- Heating—New gas furnace & new duct-work system / New bathroom fans, vented to exterior
- Energy Conservation—New 6 mil vapour barrier on all exterior walls and ceilings / All vapour barrier joints caulked for maximum efficiency
- Exterior — Freshly painted exterior, 2 coats acrylic latex or solid stain
- Fence—New pressure treated fence, 4' high in front, 6' high on sides
- Windows & Doors—New Willmar dual pane, PVC windows / New insulated front and rear entry door with steel frame & steel rim
- Security—Pre-wired alarm system / Exterior lighting, front and rear doors
- Kitchen—New Kitchen Craft cabinets & counter tops
- Flooring—Refinished oak hardwood floors in living room / carpet on second floor and stairs / new vinyl flooring in main floor hall, kitchen, laundry and bathrooms
- Drywall & finishing—New drywall; bull nose corner beads on main floor; all ceilings applied to resilient bar strapping, ensuring flat surfaces and minimal sound transmission



c/o New Life Ministries
514 Maryland Street,
Winnipeg, Mb R3G 1M5
204-775-4929

Renovated Price
\$57,000

*4 bedrooms,
new kitchen &
2nd floor bathroom
plus main floor 2 pc
bathroom & laundry... /
Across street from Rec
Centre and down back
lane is Sherbrook Pool*

CALL 775-4929 FOR MORE INFORMATION OR APPOINTMENT TO VIEW THIS HOME