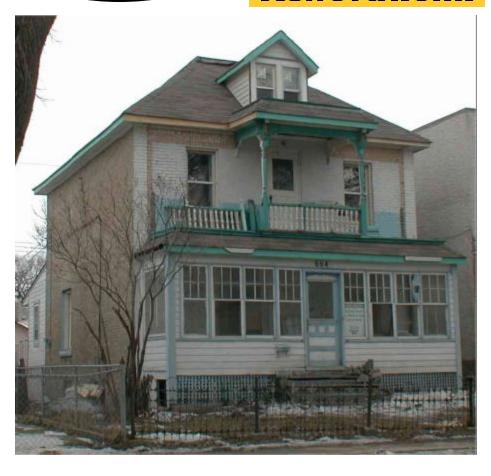
664 Maryland

FOR SALE! Undergoing Complete Renovation!!





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

Renovated Price \$65,000

4 bedrooms, new kitchen & 2nd floor bathroom plus main floor 2 pc bathroom & laundry...

One block from Safeway
/ One block from major
bus routes on
Sargent, Notre Dame,
and Sherbrook

SPECS ON COMPLETION

- Exterior—Maintenance-free masonry; freshly painted soffits, fascia, trim, and wood siding (2 coats acrylic latex paint)
- 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 doorbells
- Plumbing—All new pipes, waste lines, new water saver toilets, anti-scald tub filler control, new hot water tank

- Heating New gas furnace & new ductwork system / New bathroom fans, vented to exterior
- Fence—New pressure treated fence
- Energy Conservation New R20 insulation in exterior walls (excluding living room), R40 insulation in 2nd floor ceilings / New 6 mil vapour barrier on all main and 2nd floor exterior walls and ceilings / All vapour barrier joints caulked for maximum efficiency
- Drywall & finishing—New drywall throughout main and 2nd floors (excluding living and dining rooms) / bull nose corner beads on main floor; all ceilings applied to resilient bar

- strapping, ensuring flat surfaces and minimal sound transmission
- Windows & Doors—New Willmar dual pane, PVC windows / New steel insulated front & rear entry doors with steel frame / glazed front porch / lockable storm doors front & back
- Security Pre-wired alarm system / Exterior lighting, front and rear doors
- Kitchen New Kitchen Craft kitchen with lots of cabinet space, countertops and room for dishwasher
- Flooring New carpeting and vinyl flooring throughout