

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

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