

665 Langside

**FOR SALE!  
Undergoing  
Complete  
Renovation!!**



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



**Renovated Price  
\$65,000**

*5 bedrooms, new kitchen  
& 2<sup>nd</sup> floor bathroom  
**plus** main floor 2 pc  
bathroom & laundry...*

*Half block from Extra  
Foods / 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 — 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, 4' high in front, 6' high on sides
- Energy Conservation—New R20 insulation in exterior walls, 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 / 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 insulated front & rear entry doors
- Security—Pre-wired alarm system / Exterior lighting, front and rear doors / Solid 12" striker plate, screwed through to framing on both doors
- Kitchen—Modern kitchen with lots of cabinet space, countertops and room for dishwasher
- Flooring — New carpeting and vinyl flooring throughout the house

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