



ROYAL LEPAGE
Dynamic Real Estate
INDEPENDENTLY OWNED AND OPERATED



Welcome To South Headingley

6 Empire Street

Living Area: 1560 sq.ft.

Lot Size: 151' x 338'

Taxes: \$4,769.49 (Gross 2008)

For more information visit:

www.winnipeg-homes.com



Blair Sonnichsen
989-5000

ROOM MEASUREMENTS

Living Room: 14'4" x 19'5"
Dining Room: 9'6" x 13'1"
Kitchen: 12' x 14'6"

Hardwood floors, gas fireplace, built-in shelving
Hardwood floors, garden door to deck, chandelier
Hardwood floors, maple cabinets, granite counter tops, vaulted ceilings, built-in dishwasher, fridge & stove included

Master Bedroom: 12'2" x 13'

Hardwood floors, walk-in clothes closet, 4-piece ensuite with ceramic tile floor, granite counter top & Shodor shower rain head, in-floor heating system

Laundry Room: 8'8" x 7'1"
Bedroom: 11'3" x 10'9"

Linoleum floor, maple vanity

Hardwood floors, pass-thru to main floor 3-piece bath with walk-in tandem shower

Back Entrance: 7'1" x 13'4"

Additional Features

- Tranquil country residence
- Custom built in 2007 on .88 acres
- Hardwood floors throughout
- Vaulted ceilings in Great Room & Kitchen
- Main floor laundry with toilet & double stainless steel wash sink
- Caroma dual flush toilets in main floor baths & ensuite bath
- Landscaped yard with wrap-around Rhino decking
- Double attached garage with remote opener
- Exterior walls are James Hardy siding & stucco
- 2 full baths plus two 2-piece baths
- Silent floor joists
- Central air conditioning
- High efficient furnace with HRV
- Electric hot water tank (284 litres)
- Sump pump
- Two staircases to the basement
- Framing, insulation & dry wall done in basement
- Steel beam construction
- Fridge, stove & dishwasher included
- Non smoking home
- Non pet home
- 1-year Unirisc Home Warranty available

Asking Price: \$449,500.00

Thank you for viewing this beautiful South Headingley home.

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