



ROYAL LEPAGE
Dynamic Real Estate
 INDEPENDENTLY OWNED AND OPERATED



Welcome To Charleswood

665 Berkley Street

Living Area: 1003 sq.ft.

Lot Size: 72' x 201'

Taxes: \$2,655.36 (Gross 2008)

For more information visit:

www.winnipeg-homes.com



Blair Sonnichsen
 989-5000

ROOM MEASUREMENTS

MAIN LEVEL

Living Room:	17'9" x 13'	Wall to wall carpet over hardwood floors
Kitchen:	13' x 12'	Linoleum floor, Alderwood cabinets, built-in dishwasher, double stainless steel sink, large picture windows facing south & east
Master Bedroom:	12'3" x 13'6"	Wall to wall carpet over hardwood floors, lighted closet storage
Bedroom:	10'11" x 9'2"	Wall to wall carpet over hardwood floors, lighted double clothes closet
Bathroom:	4-piece	
Linen storage & broom closet in hallway		

BASEMENT

Rec Room:	21'5" x 20' - jogs	Wall to wall carpet, reclaimed brick feature wall with built-ins, wood stove, wet bar, abundance of lighting
Bedroom:	11'3" x 11'6"	Wall to wall carpet, storage closet, double clothes closet, 2 windows
Bathroom:	4-piece	
Workshop:	5'7" x 10'3"	Work bench plus furnace area
Laundry & storage area		

Additional Features

- Concrete driveway
- Double detached garage with auto door opener
- Gazebo in back yard
- Shingles replaced in 1998
- Lennox furnace replaced in 2003
- Central air conditioning
- Long time owners
- Well maintained
- Security bars for basement windows
- Large front entry with mirrored doors
- 100 amp electrical panel
- Newer insulated steel doors
- Glass storm door at front entry
- 1-year Unirisc Home Warranty available

Asking Price: \$219,900.00

Thank you for viewing this fine Charleswood home.

BLAIR SONNICHSEN

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