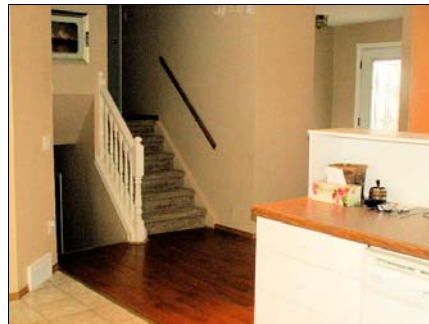




ROYAL LEPAGE
Dynamic Real Estate
INDEPENDENTLY OWNED AND OPERATED



Welcome To Charleswood

26 Dumore Bay

Living Area: 1100 sq.ft.

Lot Size: 40' x 115' (irregular)

Taxes: \$2,836.92 (Gross 2008)

For more information visit:

www.winnipeg homes.com



Blair Sonnichsen

989-5000

ROOM MEASUREMENTS

Living Room:	13'5" x 14'7"	Laminate flooring, picture window, large front foyer
Kitchen:	14'2" x 12' + jogs	Linoleum flooring, abundance of cabinets, double stainless steel sink, built-in dishwasher, fridge, stove, hood fan, large back entry with 2 piece bath
Master Bedroom:	13' x 12'5"	Wall to wall carpeting, walk-in clothes closet
Bedroom:	11'8" x 8'	Wall to wall carpeting, single clothes closet
Bedroom:	10' x 9'	Wall to wall carpeting, single clothes closet
Bathroom:	4-piece	Newer counter top, linoleum flooring
Rec Room:	16'6" x 12'	Laminate flooring
Bedroom:	10' x 8'6"	Laminate flooring, double clothes closet

Additional Features

- High efficiency furnace replaced in 2008
- Windows & doors replaced in 2005
- Appliances included
- Central air conditioning
- Central vacuum with attachments
- High crawl/storage space with concrete floor
- Irregular shaped landscaped lot
- Oversized detached garage (insulated with gas line for heater)
- Auto garage door opener
- Home built in 1972
- 1-year Unirisc Home Warranty available

Asking Price: \$227,900.00

Thank you for viewing this beautiful Charleswood home.

BLAIR SONNICHSEN

989-5000

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