



## 20 Brown Ave E Dauphin, Dauphin, R7N 2X9, Manitoba

LOCATION, LOCATION, LOCATION...

This lovely family home is located in a great north end location near 2 popular elementary schools and backs onto park with tennis courts. 3 bedrooms on upper level & another in the lower level plus bonus den or 5th bedroom! Recreation room with electric insert fireplace and large windows is great for the teens to hang out in. Updates include: Most windows 2015 & 2016, Hot water tank (2016), mid-efficient gas furnace (2003), siding and insulation (2006). Updates since 2018: Kitchen refurbished & fridge and stove replaced, main floor bathroom tub and surround and tile floor, all main level flooring, washer and dryer. Exterior is no maintenance vinyl siding and brick. Lovely backyard with covered deck. 2022 Taxes \$2600.83, \*Shingles to be replaced as soon as contractor can schedule the work. (This work is to be covered by seller's insurance and will be completed even if after possession at seller's cost. Taxes 2022: \$2600.83. Hydro \$90/month Gas \$95/month

### MORE INFORMATION

#### Room Size Details

Eat in Kitchen 11.42 x 10.67 Fridge, stove and dishwasher remain Dining Room 11.67 x 9.67 Open of living room Living Room 22.42 x 13.58 Primary Bedroom 12.67 x 11.42 Bedroom 10 x 9.33 Bedroom 11 x 9 4 Piece Bath

#### Basement Details

Basement Room Name 1 : Recreation Room Basement Room Size 1 : 18.83 x 13.67 Basement Room Features 1 : Electric insert fireplace Basement Room Name 2 : Bedroom Basement Room Size 2 : 12.58 x 11.17 Basement Room Features 2 : Ensuite bathroom Basement Room Name 3 : 3 Piece Bath Basement Room Name 4 : Den Basement Room Size 4 : 16.58 x 15.75 Basement Room Name 5 : Laundry Room Basement Room Size 5 : 22.42 x 7

### BASE INFORMATION:

Bed : 4  
Bath : 2  
Garage : Carport, Shed

### LAND INFORMATION:

Legal Land : Lot 5 Plan 2051  
Desc  
Lot Size : 60 x 120  
Frontpage : Concrete  
Square feet : 1092

### BUILDING INFORMATION:

Bedroom Suffix : Plus den/office  
Possession : Negotiable  
Occupancy : Owner  
Heat : Forced Air Gas, Central Air  
N/A : Bilevel  
Year Built : 1973  
Remodeled on : 2022  
Number of Floors : 2  
Gas Budget : 95  
Hydro Budget : 90  
Property Tax : 2600.83

### CONVENIENCE:



Name **Kathy Stokotelný**  
Phone (204) 648-7653