



311 Main Street N, Gilbert Plains, R0L 0X0, Manitoba

PICTURE PERFECT

describes this cute 2 bedroom, 2 bath, 916 sf home located in the picturesque town of Gilbert Plains. The kitchen has white cabinets with a built in wall oven and pantry. The living room has two window benches with loads of storage, an abundance of windows for natural light, and hardwood floors that flow seamlessly between the rooms. The main floor bathroom is stunning with its custom tiled tub surround and glass wall. The basement is completely finished with a large Rec Room, Den, Laundry/Utility Room, and a Storage Room. The home sits on 2 beautifully landscaped lots and provides a lot of privacy whether you are enjoying the back yard or the gorgeous front deck. UPDATES: 2020 - Baseboard heaters, Basement Flooring, Hardwood Flooring (upstairs), 2017 - Front Deck, 2016 - Main floor Bathroom reno, 2015 - Weeping Tile, Sump Pump, 2013 - Shingles, Siding Don't hesitate, come take a look

MORE INFORMATION

Room Size Details

Kitchen 11.50 x 10.17 Hardwood Flooring, Fridge, Oven, Stove Top, White Cabinets Living Room/Dining Room 22.00 x 13.00 Hardwood Floors, Window Benches with Storage Bedroom 11.50 x 10.42 Hardwood, Closet, Window Bedroom 11.42 x 9.75 Hardwood, Window Bath 4 Piece Updated 2016, Tile Tub Surround Porch 9.67 x 6.17 Lino, Window and Door to Side Deck

Basement Details

Basement Room Name 1 : Rec Room Basement Room Size 1 : 23.50 x 12.50 Basement Room Features 1 : Carpet, Windows Basement Room Name 2 : Den Basement Room Size 2 : 11.00 x 10.67 Basement Room Features 2 : Window, Carpet Basement Room Name 3 : Laundry / Utility Room Basement Room Size 3 : 110.00 x 9.33 Basement Room Features 3 : European Washer/Dryer Combo, Sump Pump, Lino, Window, Storage Area under the Stairs Basement Room Name 4 : Bath Basement Room Size 4 : 3 Piece Basement Room Name 5 : Storage Room

BASE INFORMATION:

Bed : 2
Bath : 1.75

LAND INFORMATION:

Legal Land : Lot 15/16, Block 4, Plan 330
Desc
Lot Size : 93' frontage
Frontpage : Block - Fully Finished
Square feet : 916
N/A : 916

BUILDING INFORMATION:

Bedroom Suffix : + Den
Possession : Negotiable
Occupancy : Vacant
Heat : Baseboard
N/A : Bungalow
Year Built : 1944
Remodeled on : 2021
Gas Budget : 20
Hydro Budget : 240
Property Tax : 1385.86

CONVENIENCE:



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