



2 Cruise Crescent, Dauphin, R7N3A6, Manitoba

OWN THE LAND AND THE HOME

....with this double wide mobile home that has 960 sq ft of living space, 2 beds, 1 bath, and a 620 sq ft single attached garage! Large open concept kitchen and dining room, and a 5 piece bathroom. Wheelchair accessibility from garage to house along with a newly built ramp that leads right to your living room door. 2018 high efficiency gas furnace, flooring throughout in 2018, updated windows, and shingles in 08. Also features central air conditioning, heated concrete crawl space, all appliances included, and storage shed. Hydro \$ 70/Month Gas \$ 70/Month. Taxes 2022 \$1028.23. Located steps from Dauphin's down town area. Call to book your viewing!

MORE INFORMATION

Room Size Details

Eat In Kitchen 14.83 x 11 Vinyl click flooring, Dishwasher, Fridge, Stove Living Room 18.08 x 10.92 Vinyl click flooring, Windows, Access to deck, wheelchair accessible Primary Bedroom 14 x 8.92 Vinyl click flooring, Ceiling fan, Windows, Shelving Bedroom 11 x 9.58 Vinyl click flooring, Closet, Window 5 Piece Bathroom Vinyl floor, Toilet, Tub&Shower, Stand up shower, Sink, Vanity Laundry Room Washer, Dryer, Cabinets, Closet



Name **Brent Stykalo**
Phone (204) 572-4475

BASE INFORMATION:

Bed	: 2
Bath	: 1
Garage	: Single Attached

LAND INFORMATION:

Legal Land	: Lot: 30 Plan:2163
Desc	
Lot Size	: 51' x 105'
Frontpage	: Concrete Crawlspc
Square feet	: 960

BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Vacant
Heat	: Gas Forced Air
N/A	: Mobile Home
Year Built	: 198
Remodeled on	: 2021
Gas Budget	: 70
Hydro Budget	: 70
Property Tax	: 1028.23

CONVENIENCE: