



## 121 Davidson Ave W, Dauphin, R7N 0C9, Manitoba

IN A WORD ITS...MAGIC!

IN A WORD ITS...MAGIC! From the second you drive up you'll love the white picket fence, perennials & fresh exterior paint job! Walk through to the back yard past the single detached garage with attached greenhouse and be WOWed by the beautiful backyard that feels like a secret garden! The deck with gazebo overlooks the large garden space with raspberries, cherries, custom stone BBQ, grape-vined archway, patio stone walkway & shed plus carport. If you can tear yourself away from the yard, come inside to be equally as impressed with the home's 5 bedrooms, 2.5 bathrooms & 1256sf! Cozy eat-in kitchen, large living/dining room with hardwood flooring and built-ins, spacious downstairs rec room with gas stove! Updates: 2022-flooring on main level, main floor bathroom full reno, kitchen countertop refinished, interior & exterior paint; 2021 downstairs bathroom reno with refurbished dresser vanity; 2019 - basement flooring. Great north end location within walking distance to two elementary schools! Contact us today to make this one yours! Gross 2022 Taxes \$2244.33

### MORE INFORMATION

#### Room Size Details

Eat In Kitchen 16 x 8.58 Large custom pantry, Fridge, stove top, built-in oven, dishwasher, microwave, updated flooring, refinished countertop Living/Dining Room 29.75 x 13.67 Hardwood flooring, closet, built-in cabinets Primary Bedroom 11.83 x 12.58 Carpet, two closets, built-in cabinets & drawers Bedroom 9.08 x 12.58 Updated flooring, closet Bedroom/Office 9.08 x 12.58 Updated flooring, closet Bathroom 4 piece Completely remodelled 2022, vinyl plank flooring, 2 linen closets Bathroom 2 piece Laundry chute, updated flooring

#### Basement Details

Basement Room Name 1 : Family Room Basement Room Size 1 : 31.75 x 11.17 Basement Room Features 1 : Updated flooring, gas stove, built-in cabinetry Basement Room Name 2 : Bedroom Basement Room Size 2 : 12.25 x 12.83 Basement Room Features 2 : Updated flooring, closet Basement Room Name 3 : Bedroom Basement Room Size 3 : 9.33 x 11.25 Basement Room Features 3 : Carpet, closet Basement Room Name 4 : Bathroom Basement Room Size 4 : 3 piece Basement Room Features 4 : Shower, updated flooring, refurbished dresser vanity Basement Room Name 5 : Utility/Storage/Laundry Basement Room Features 5 : Washer, dryer, 2017 hot water tank, 100 amp panel, boiler system, storage cabinets & workbenches, storage/cold room

### BASE INFORMATION:

Bed	: 5
Bath	: 2.5
Garage	: Single Detached

### LAND INFORMATION:

Legal Land	: Lot 15/16 Block 8 Plan 357
Desc	
Lot Size	: 75' x 132'
Frontpage	: Concrete
Square feet	: 1256

### BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Vacant
Heat	: Gas Boiler
N/A	: Bungalow
Year Built	: 1958
Remodeled on	: 2022
Gas Budget	: 110
Hydro Budget	: 120
Property Tax	: 2244.33

### CONVENIENCE:

Name **Britney Warkentin (Stokoteln)**  
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