



## 109 4th Avenue NE, Dauphin, R7N 0X8, Manitoba

Standing Strong and Tall....

...this brick character home has many original features and is waiting for you! The main floor features a large kitchen, a formal dining room, a den/TV room and a living room with a wood-burning fireplace and patio doors out to the deck. Upstairs you will find 3 bedrooms and a full bathroom. The backyard has a large parking pad, and a gazebo/fire pit area for those warm summer nights. Take a look and make this one yours! Updates include 2014- Bathroom renovated; 2016- Sliding doors in the living room, front door and both back doors; 2020- Bedroom window on SW corner of the house; 2021- Insulation in third bedroom and drywall to be completed. Inclusions: gazebo, fire pit, and 3 window air conditioners. Close to all 3 levels of schools. The seller does not guarantee the insurability of the fireplace. Taxes 2021: 1810.62. Hydro budget \$70.00/month Gas budget \$186.00/month.

### MORE INFORMATION

#### Room Size Details

Kitchen 14.17' x 9.58' Fridge, Stove Living Room 19.83' x 10.00' Wood Burning Fireplace, Patio Doors to Deck Den 12.50' x 10.00' Dining Room 12.83' x 9.83' Foyer 9.83' x 7.83'

#### Upper Floor Details

Upper Room 1 Name : Primary Bedroom Upper Room 1 Size : 19.00' x 9.42' Upper Room 2 Name : Bedroom Upper Room 2 Size : 16.00' x 7.83' Upper Room 3 Name : Bedroom Upper Room 3 Size : 11.41' x 10.58' Upper Room 4 Name : Bathroom Upper Room 4 Size : 4 Piece

### BASE INFORMATION:

Rooms	: 10
Bed	: 3
Bath	: 1
Garage	: Shed

### LAND INFORMATION:

Legal Land	: Lot 18 Block 34 Plan 243
Desc	
Lot Size	: 37' Frontage
Frontpage	: Concrete
Square feet	: 1390

### BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Vacant
Heat	: Gas Hot Water
N/A	: 1 1/2
Year Built	: 1934
Remodeled on	: 202
Number of Floors	: 2
Gas Budget	: 186
Hydro Budget	: 70
Property Tax	: 1864.89

### CONVENIENCE:



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