



16 River Ave W, Dauphin, R7N 0J6, Manitoba

PACK YOUR BAGS & MOVE RIGHT IN!

3 bedroom + den, 3 bath, 1046sf home on a large 75' x 131' lot with single detached garage and dog run! You'll love the original hardwood mixed with updated vinyl plank flooring. Other updates include 2022: interior paint, shiplap feature walls, kitchen hardware/painted cabinets/countertop, the addition of a stylish 2 piece main floor bathroom and garden door off the dining room to the fenced backyard with raised garden beds. Heavy duty RV parking pad accessible through back gate. Relax in the sunny south facing living room and use the basement rec room as your home gym area! Spacious laundry/storage room. Other updates include: 2021: garage door and auto opener; 2020: 30 year shingles and elastomeric paint on exterior stucco of house and garage, eaves troughs and window cladding on house; 2019: backyard fenced and heavy duty RV pad; 2008: Hi efficient gas furnace, central. Most windows updated. 2022 Gross Taxes \$1971.99 Gas \$70/month Hydro \$132/month.

MORE INFORMATION

Room Size Details

Kitchen 11.58 X 9.33 Dishwasher, Fridge, Stove, updated hardware & countertop, painted cabinets, vinyl plank flooring 2022 Living Room 18.50 X 11.42 Vinyl plank flooring 2022, shiplap feature wall Dining Room 10.50 X 9.08 Shiplap feature wall, vinyl plank flooring 2022, garden door to backyard 2022 Bedroom 9.67 X 9.17 Vinyl plank flooring 2022, closet Bathroom 2 piece Added to house in 2022

Upper Floor Details

Upper Room 1 Name : Primary Bedroom Upper Room 1 Size : 13.83 X 12.83 Upper Room 1 Features : Vinyl plank flooring 2022, 2 closets Upper Room 2 Name : Bedroom Upper Room 2 Size : 9.33 X 9.33 Upper Room 2 Features : Vinyl plank flooring 2022 Upper Room 3 Name : Bathroom Upper Room 3 Size : 4 piece Upper Room 3 Features : Tiled tubsurround

Basement Details

Basement Room Name 1 : Recreation Room Basement Room Size 1 : 24.50 X 10.83 Basement Room Features 1 : Vinyl flooring Basement Room Name 2 : Den Basement Room Size 2 : 9 X 9 Basement Room Features 2 : Carpet, 2 piece bathroom Basement Room Name 3 : Laundry/Utility Room Basement Room Size 3 : 15 X 9.17 Basement Room Features 3 : Washer, dryer, sink, upright freezer remains, chest freezer excluded, 2008 gas furnace Basement Room Name 4 : Bathroom Basement Room Size 4 : 2 piece Basement Room Features 4 : Pedestal sink, vinyl flooring, accessible through den

BASE INFORMATION:

Bed	: 3
Bath	: 3
Garage	: Single Detached

LAND INFORMATION:

Legal Land	: Lot 7/8 Block 3 Plan 357
Desc	
Lot Size	: 75 x 131
Frontpage	: Concrete
Square feet	: 1046

BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Owner
Heat	: Forced Air Natural Gas
N/A	: 1 1/2
Year Built	: 1949
Remodeled on	: 2022
Gas Budget	: 70
Hydro Budget	: 132
Property Tax	: 1971.99

CONVENIENCE:

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