



## 996 Bond Street, Dauphin, R7N 0T5, Manitoba

### WHAT A FIND!

This 1132 SF bungalow has something for everyone with its open and airy kitchen/dining/living room, 3 bedrooms and a full bath on main level and a basement with kitchenette/living space with gas fireplace and another bedroom and bathroom. The double attached garage( 1990- 24'x 26') provides storage and a 20' x 7' heated shop area. You will love the screened room ( 17' x 9') overlooking the large backyard. Close to all levels of schools. Updates: 2012 -Wall Eco Air Conditioning unit; 2013 - Exterior paint, main floor laminate flooring and basement linoleum installed, Main floor bathroom renovated, washer, dryer; 2014 - front storm door and front and side exterior doors replaced; 2015 - Stone patio in backyard and main floor fridge replaced; 2016 - Hot water tank and fridge and stove in basement replaced; 2017 - Dishwasher and kitchen countertops replaced, kitchen flooring; 2018 - added shrubs and decorative rock to yard. Directly across from popular elementary school and close to middle and high school. 2021 Taxes 2023:2687.25

### MORE INFORMATION

#### Room Size Details

Kitchen 15.42 x 12.33 Living Room 20.67 x 12.42 Primary Bedroom 12.25 x 10.92 Bedroom 10.83 x 10.92 Bedroom 12.25 x 8.42 Bathroom 4 piece

#### Basement Details

Basement Room Name 1 : Recreation Room Basement Room Size 1 : 22.00 x 12.25 Basement Room Features 1 : Gas Fireplace Basement Room Name 2 : Bedroom Basement Room Size 2 : 18.17 x 12.75 Basement Room Name 3 : Bathroom Basement Room Features 3 : 3 piece, Bathtub Basement Room Name 4 : Laundry/Storage Basement Room Features 4 : Washer, Dryer, shower stall

### BASE INFORMATION:

Bed	: 4
Bath	: 2
Garage	: Attached Double

### LAND INFORMATION:

Legal Land	: Lot2 Plan 983
Desc	
Lot Size	: 72' x 150'
Frontpage	: Concrete
Square feet	: 1132

### BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Owner
Heat	: EBB, Gas fireplace
N/A	: Bungalow
Year Built	: 1964
Remodeled on	: 2023
Gas Budget	: 30
Hydro Budget	: 220
Property Tax	: 2687.25

### CONVENIENCE:



Name **Kathy Stokotelnay**  
Phone (204) 648-7653