

# Residential Client Full w/Photo

127 Keating Avenue , Winnipeg R3J 2P6  
 MLS®: 1706976 Status: Sold  
 Area: 5E Nghbrhd: Deer Lodge

List Date: 04/01/2017 List Price: \$299,900  
 DOM: 9 Sell Price: \$310,000  
 Sell Date: 04/10/2017

## Property Type



Type: RD Liv Area: 104.70 M2/1,127 SF  
 Use: Fin Bsmnt: .00 M2/ SF  
 Style: BNG Lot Front: 18.29 M/60 F  
 Yr Built: 1951 Lot Dpth: 27.43 M/90 F  
 Age: Older Lot Area:

Tax Amt: \$3,567.79 Tax Yr: 2016  
 Ed Tax: \$1,597.81 Imprv: \$327.00  
 Spc Lvy: Payout:

Linc #: 007R061920000  
 Schl Div: W2  
 Legal:  
 Add Lgl:

RMA: 6 BDA: 3 TBD: 4 Baths: F2/HO

## Remarks & Directions

Remarks: Open House Sunday April 9 3-5pm, Offers April 10 Eve, An invitingly warm Silver Heights bungalow! Situated on a quiet street amongst mature trees, this home offers character and charm. When you walk into this home you will be guided from room to room by the abundant natural light. The open concept living dining room, large patio and sprawling rec room are perfect to entertain family & friends. You can simply turn the key and move in! This home has all the upgrades that you look for in a new home and many more. Modern and tasteful upgrades include 2 full spa like washrooms and kitchen with new counter & hardware, rec room wired for surround sound. No need to worry about big ticket repairs as many have been upgraded, including newer shingles, attic insulation, picture windows, front door, spray foam insulated basement, waterproofed foundation with weeping tile, sump pump, H/E furnace & a/c, exterior elastomeric paint & wood fence. Space to build a single garage! Don't miss out on this rare home!

Dir/GPS: North of Portage Ave on Mount Royal, 4th street head West on Keating

## General Information

Basement: Full	B Dev: Fully Finished	Zoning: R1
FP Type/Fuel:	# FP:	Hectares:
Lot Dim:	Acres:	
Frnt Exp: S	Shape: Survey:	Fndtion: Concrete
Exterior: Stucco, Wood Siding		Cnstrct: Wood Frame
Roof: Shingle		Water: Municipal/Community
Flooring: Wall-to-wall carpet, Tile, Vinyl, Wood		Sewer: Municipal/Community
Heating: Forced Air		H Fuel: Natural gas
Gas: Budget \$76.00/M		Hydro: Budget \$52.00/M
Parking: Parking Pad, Paved Driveway		
Remodel:		
Site Influ: Fenced, Golf Nearby, No Back Lane, Shopping Nearby, Public Transportation		
Features: Air Conditioning-Central, Monitored Alarm, Ceiling Fan, High-Efficiency Furnace, Jetted Tub, Main floor full bathroom, Patio, Sump Pump		
Gds Incl: Alarm system, Blinds, Dryer, Dishwasher, Refrigerator, Freezer, Storage Shed, Stove, Vacuum built-in, Window Coverings, Washer, TV Wall Mount		
Gds Excl: Rosebush, 3 trees along back fence, hosta in front flower bed		
Rnt Eqp: None;		

## Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	13X16	Dining Room	M	9.75X10.58	Kitchen	M	15.5X8.5
Master Bedroom	M	11X12.75	Bedroom	M	10X10.5	Bedroom	M	8.25X9.83
Bedroom	B	10.5X11.67	Four Piece Bath	M		Four Piece Bath	B	

# Baths:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>	# Ensuite:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>
	0	0	0	2	0	0		0	0	0	0	0	0

Information Deemed Reliable But Cannot Be Guaranteed.  
 Tax Amount includes Education Tax, Improvements and Special Levies.  
 5/12/2017 11:51:45 PM



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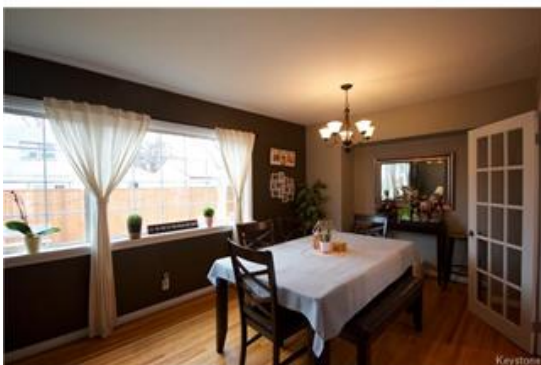
A quiet street, surrounded by mature trees.



Open concept living and dining area with plenty of natural light.



Inviting and cozy living room.



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Modern kitchen with updated hardware and counter.



Main floor 4 piece bathroom with granite tile floor.



Tastefully designed master bedroom with wainscoting and ceiling fan.



Plenty of storage in this master bedroom with the included wardrobe closets.



Cozy 3rd bedroom.

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Warm second bedroom.



Movie entertainment area in basement with lights on dimmers and wired in



Large rec room area



Office/den/4th bedroom in basement.

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Spa inspired bathroom with jacuzzi tub.