

# 56 BIRCH BAY

<https://north-star.stagingtestzone.com>

\$ 295,000

Count the stars from the spacious backyard deck on this fully renovated 3 bedroom 2 bath bungalow located on Birch Bay. Bright & sunny kitchen and dining area, massive pantry, renovated main floor bathroom with porcelain tiles and redesigned floor plan. Freshly painted from top to bottom. Brand new natural gas furnace, HRV unit and central air. Brand new triple pane windows. Downstairs is designed for entertaining with a large wet bar and huge family room. Den, 3 piece bathroom, laundry area and additional storage as well. Backyard features 16'x36' new deck with aluminum railing, garden boxes and 2 storage sheds plus storage tent 12'x24'. Security lights in carport and back door. Enjoy it for only \$295,000!

- 3 beds
- 2 baths
- Bungalow, Residential



## Kim Campbell

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🌐 [Website](#)



**BASIC FACTS**

<b>Property ID:</b> 11428	<b>MLS® Number:</b> 202303442
<b>Status:</b> Active	<b>Type:</b> Bungalow Residential
<b>Size:</b> 1140	<b>Bedrooms:</b> 3
<b>Bedrooms Detail:</b> 3	<b>Bathrooms:</b> 2
<b>Bathrooms Detail:</b> 2	<b>Lot Size:</b> 58.60 frontage
<b>Year built:</b> 1974	<b>Listing Tax Year:</b> 2022
<b>Property Taxes:</b> \$2,852.50	<b>Utility Costs:</b> \$80/month for natural gas \$105/month for hydro
<b>Location:</b> Roblin, Municipality of Roblin	<b>Style:</b> Bungalow
<b>Basement Size:</b> Fully Finished	<b>Garage:</b> Single Detached and Carport
<b>Heating:</b> Natural Gas Forced Air Furnace, some electric baseboards downstairs and radiant heat in ceiling of kitchen & living room	<b>Exterior:</b> vinyl siding and stone
<b>Roof:</b> Shingles	<b>Front Exposure:</b> North
<b>Sewer:</b> Municipal/Community	<b>Water:</b> Municipal/Communtiy
<b>School District:</b> Mountain View School Division	<b>High School:</b> Goose Lake High School
<b>Elementary School:</b> Roblin Elementary School	<b>Inclusions:</b> refrigerator, stove, dishwasher, washer, dryer
<b>Legal Description:</b> Lot 19 Plan 2192	