



# 2 Sunrise Place

LISTING HIGHLIGHTS

## FILE NO. 4505 City of Kenora Residential Property

### Selling Features:

- Clean, updated and well maintained bungalow
- Offers 3 main floor bedrooms
- Main floor laundry
- Primary bedroom has 3 piece ensuite
- Full height basement with wood stove (no WETT cert available)
- Large fenced yard
- Great family neighbourhood

**Services:** Hydro, city water and sewage, garbage pick up, high speed internet

**Taxes:** \$2,886.67 in 2021



**Comments:** Your new home for the holidays! Located in a family-friendly neighborhood this bungalow offers 3 beds and 2 baths in a 1,300 sq ft layout with generous room sizes, an abundance of natural light thanks to its large windows and many recent upgrades. The full height basement, which is mostly unfinished, offers a rec room area with wood stove and rough-ins for a future 3rd bathroom. This corner lot offers a large fenced backyard ensuring peace of mind for your kids and pets. This home has been well maintained and updated over the years and is move-in ready.

**\$369,000**



**Improvements:**

- New high efficiency gas furnace in 2019
- New central air in 2020
- New asphalt shingles in 2021
- Potential to finish basement and add a 3rd bathroom
- Gas hot water heater (owned)

**Chattels excluded:** Washing Machine, Dryer, White Shelf in kitchen

**Access:** Near Round Lake.

**Additional Specs:**

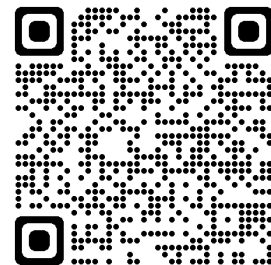
 **3 BEDROOMS**  **2 BATHROOMS**

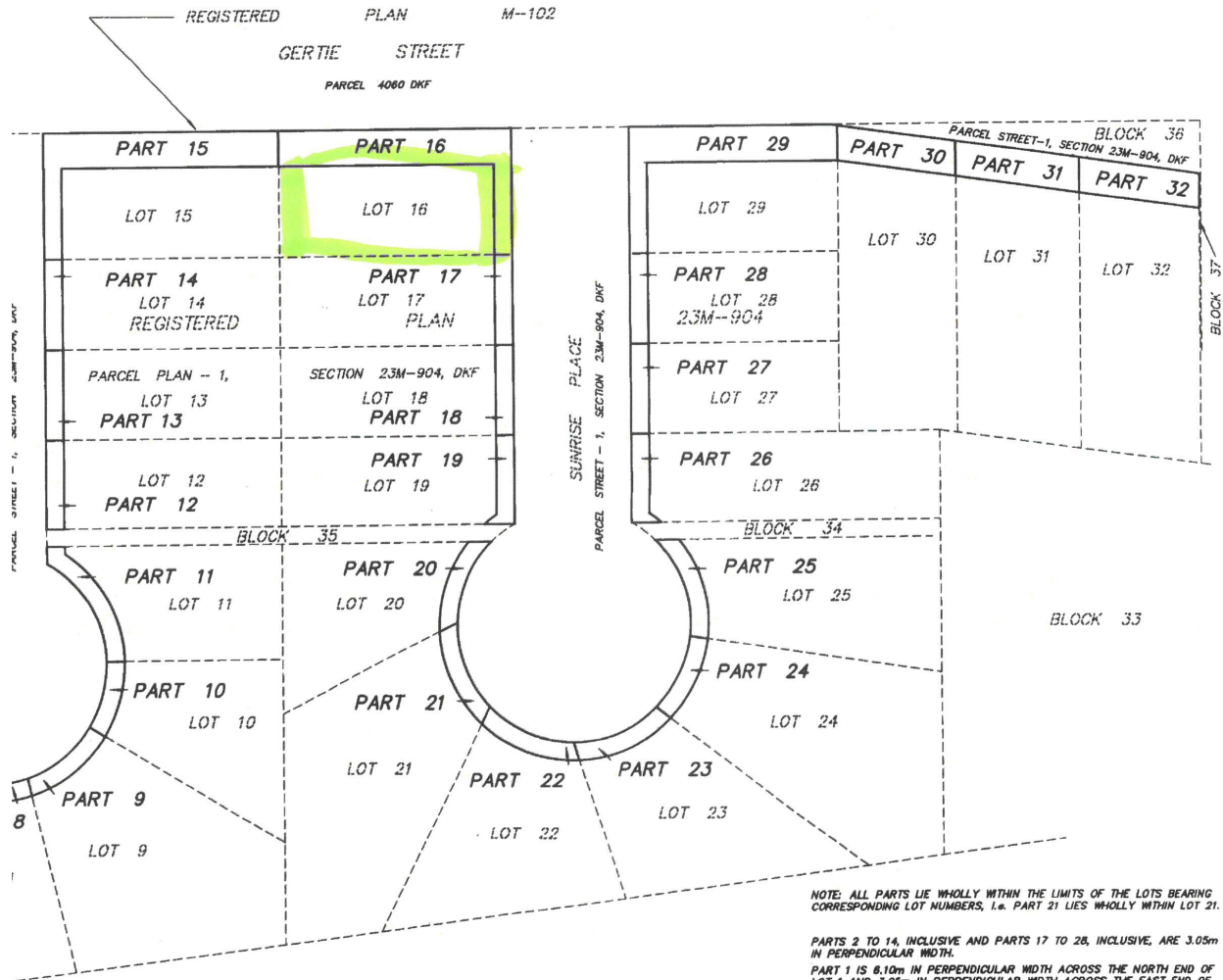
 **1,300 SQ. FT. MAIN FLOOR**  **LOT SIZE 40 X 100 (APPROXIMATE)**





SCAN ME





NOTE: ALL PARTS LIE WHOLLY WITHIN THE LIMITS OF THE LOTS BEARING CORRESPONDING LOT NUMBERS, I.e. PART 21 LIES WHOLLY WITHIN LOT 21.

PARTS 2 TO 14, INCLUSIVE AND PARTS 17 TO 26, INCLUSIVE, ARE 3.05m IN PERPENDICULAR WIDTH.

PART 1 IS 8.10m IN PERPENDICULAR WIDTH ACROSS THE NORTH END OF LOT 1 AND 3.05m IN PERPENDICULAR WIDTH ACROSS THE EAST END OF LOT 1. PART 15 IS 3.05m IN PERPENDICULAR WIDTH ACROSS THE WEST END OF LOT 15 AND 8.1m IN PERPENDICULAR WIDTH ACROSS THE NORTH END OF LOT 15. PART 16 IS 6.10m IN PERPENDICULAR WIDTH ACROSS THE NORTH END OF LOT 16 AND 3.05m IN PERPENDICULAR WIDTH ACROSS THE EAST END OF LOT 16. PART 29 IS 3.05m IN PERPENDICULAR WIDTH ACROSS THE END OF LOT 29 AND 6.10m IN PERPENDICULAR WIDTH ACROSS THE NORTH OF LOT 29.

PARTS 30 TO 32 ARE 6.10m IN PERPENDICULAR WIDTH.