



Grand Beach Realty Inc.

Welcomes you to this well maintained Duplex
at 126 Bannerman Ave., Winnipeg, Mb.



\$215,000

FEATURE SHEET

ROOM SIZES

Main floor - Living Room	20' 0" x 12' 6"
Main floor - Kitchen	12' 8" x 8' 0"
Main floor - Master Bedroom	13' 3" x 12' 5"
Main floor - Bathroom	4 pieces
Full Basement - Recroom	20' 0" x 12' 4"
2nd unit - Kitchen	13' 9" x 9' 9"
2nd unit - Living room	15' 0" x 8' 8"
2nd unit - Bedroom #1	13' 9" x 10' 2"
2nd unit - Bedroom #2	13' 9" x 8' 3"
2nd unit - Bedroom #3	9' 6" x 8' 2"
2nd unit - Bathroom	4 pieces

GENERAL INFORMATION

- This Duplex has Two separate units with individual entrances
- Great income producing property.
- Located at 126 Bannerman Ave close to the Red River.
- This Home has been very well cared for and in great condition.
- Size: approx. 1,760 sq ft. plus large front Veranda
- Upper unit - living room, full kitchen, 3 bedrooms & 4 piece Bath
- Main floor unit - large master bedroom, kitchen, large living room
- Full basement with finished recroom
- Home built in 1925
- Roof resingled in 2009
- Mostly Hardwood flooring throughout with some vinyl flooring
- Lot: 31' x 116'
- Double detached garage with one electric door opener
- Home has mostly newer undated double pane windows
- Heating is by Hot water with newer broiler in full basement
- Community water & sewer
- Newer Hot water tank (1999) - 40 gallons
- Two 100 ampere electrical panels - with two separate meters
- Wiring is Copper with some older Knob & Tub wiring
- Includes: two fridges, two stoves, washer & dryer
- Gross Taxes 2011: \$2,173.39
- Possession to be arranged

*All information displayed is believed to be accurate
but is not guaranteed and should be independently verified.
No warranties or representations are made of any kind*

CHUCK and LARRY GUARINO
Your "father & son" team



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