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## 5 Sapphire Bay, Winkler

**\$279,900**

Nice home, well maintained!



### Details

Address: Winkler, MB, Canada  
Legal: Lot 2, Plan 47444  
Sq Ft: 1,140  
Bedrooms: 5  
Bathrooms: 2  
Heating: FAE  
Windows: Tripane PVC windows  
Garage: Double attached  
Driveway: Concrete  
Exterior: Wood frame, Vinyl siding & Asphalt shingles  
Lot Size: 65 X 131  
Possession: TBA  
Basement: Concrete with 22 X 20 rec room, 2 bedrooms (8 X 12, 13 X 12),  
Laundry 4 X 16 & 1-3 pce bath  
Age: 2011

### Description

Nearly new home in a new subdivision in the North end of Winkler. Quiet bay with minimal traffic. Basement is newly finished with a 22x20 rec room plus 2 bedrooms bathroom and laundry. Main floor features a 3 bedroom floorplan with spacious kitchen and dining area. Laminate floors thru most of the home. Exterior is low maintenance and the garage is fully finished and is very clean. Central air and air exchanger all electric heat and hot water efficient home with equal billing amounts under \$200/mth.

### Financial

Price: \$279,900  
Taxes: \$3,053  
Hydro: \$180

### Dimensions

Living Room: 13' X 14'6"  
Dining Room: 10'X10'  
Kitchen: 10'X12'  
Bathroom: 1-4 pce & 1-3 pce  
Bedroom: 12'X12', 10'X9' & 10'X9'

### Features

C/A & Air exchanger, Finished garage,  
Laminate vinyl & wall to wall carpet, Maple  
interior doors, Newly finished basement