

8 Cardinal Place

Winkler

\$679,900



You can own this incredible home with fully finished basement, located in a desirable and established neighbourhood in Winkler, for a price well under replacement cost!



SQUARE FEET: 2,204

BEDROOMS: 3+2

BATHS: 2.5

YEAR BUILT: 2012

PROPERTY TAXES: \$5,673.72

EQUAL BILLING:

Gas - \$110/month

Electric - \$325/month

FOUNDATION: Concrete

SIDING: James Hardie

ROOF: Shingles (2019)

BASEMENT: Fully Finished

GARAGE SIZE: 28' x 28'
+ 13' x 16'

LOT SIZE: Large irregular lot



FEATURES

Main Floor

- Large entrance areas with walk-in closets
- 9 ft ceilings throughout
- 18' x 17' sunken living room with 15 ft tall vaulted ceiling and gas fireplace
- Primary bedroom with doors to private covered deck, walk-in closet, and 4 pc ensuite with soaker tub and tiled shower
- Two additional bedrooms
- One bedroom is wired for home office use
- One 2 pc bath

Basement

- 9 ft ceilings throughout
- Very large rec room with large windows
- Two additional bedrooms
- Large bathroom with 2 sink vanity and shower
- Large laundry room
- Mechanical room with H.E. gas furnace, new hot water tank, HRV, and floor heat boiler for garage
- Stair access from garage

Garage

- Attached double car 28' x 28' garage
- Additional 13' x 16' attached workshop or storage area
- Painted and insulated with concrete floor

Yard

- Concrete RV parking
- Drive-through gate
- Large concrete and gravel pad ready to build backyard shop on
- Concrete patio and composite/wood deck
- Fully-fenced private yard
- Fully landscaped
- Pool and hot tub ready

Inclusions

- Kitchen: LG Fridge, gas cook top, BOSCH wall oven, built-in microwave, BOSCH dishwasher
- Washer and dryer
- Blinds and curtains

