

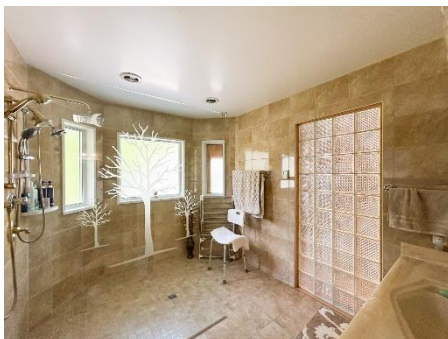
# 6 Crocus Bay

## WINKLER

**\$699,900**



Custom home in one of the finest neighborhoods in the city, located close to schools and a park!



**SQUARE FEET:** 2,350 +/-

**BEDROOMS:** 2

**BATHS:** 3

**YEAR BUILT:** 1991

**LOT SIZE:** 87.3' x 140' 9"/165'

**FOUNDATION:** Concrete

**GARAGE:** Double Attached  
(24' x 24') with  
10' x 8' OH Doors

**HYDRO:** Avg. \$134/month

**GAS:** Avg. \$71/month

**GROSS TAXES:** \$5,649.05  
(2025)

**POSSESSION:** Nov 1<sup>st</sup>, 2025

**SCHOOL DIVISION:** GVSD



## FEATURES

### Main Floor 2,350 sq ft +/-

- 2 bedrooms, 2 bathrooms
- Electric Fireplace
- Large zero entry roll in tiled shower in ensuite
- Hardwood Oak flooring throughout much of main floor
- Vinyl and Tile flooring
- Oak Kitchen
  - Stone countertops
  - Tile backsplash
  - Large appliance garage
  - Pull out appliance shelves
  - Pull out cutting boards
- Several rooms have up to 3 lighting options
- Electric floor heat in ensuite
- 4 Season sunroom on crawl space

### Basement 2,180 sq ft

- 2 flex rooms, 1 bathroom
- Gas Fireplace
- Large pantry

### Garage 24' x 24'

- 10' x 8' OH doors
- Finished/ painted

### Yard

- Gazebo (13'8" x 13'8") in back yard
- 10' x 12 garden shed with sliding door
- Inground Lawn sprinkler (damaged recently at garden location, needs repair)
- Apple tree amongst several mature trees
- Stone patio in front yard

### Additional Information

- Constructed in 1991, currently occupied by second owner for 23 years
- Shingles 2009
- 2' x 6' wall construction
- Seller states that all exterior walls are lined with plywood, interior side
- Insulated aluminum siding
- Natural Stone feature exterior
- Seller states that ceiling insulation has been topped up to what could be R100
- Triple Pane PVC Windows
- LED Lighting throughout home
- Lennox H.E. fully modulating furnace 2017
- Hot Water Tank-Hybrid/Heat pump 2022
- Hot water recirculating line
- Intercom system (seller has not used it so it may not be working)
- Water Softener 2016
- Reverse Osmosis water filtering

### Inclusions

- Over the Range Microwave
- Stove with double oven
- Dishwasher
- Large Fridge/Freezer combo
- Freezer in Laundry room
- Blinds/ window coverings
- Garage door openers and remotes

### Exclusions

- Specific Lawn Ornaments

