

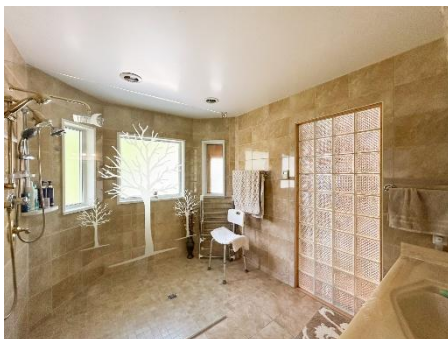
6 Crocus Bay

WINKLER

\$599,900



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 1st, 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 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 gas furnace 2017
- HRV
- 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
- Dining table with 8 chairs
- Serving cart
- Blinds/ window coverings
- Garage door openers and remotes

Exclusions

- Specific Lawn Ornaments

