



403-1st Street NW, Dauphin, R7N 1G1, Manitoba

LIVE WITHIN THE CITY IN YOUR OWN PARKLIKE YARD...

.....close to all the amenities but so private you will feel like you are on your own oasis! The views across the "dead river" to Vermillion Park Trails are breath taking and the sound of the birds and ducks is so calming that you will never want to leave...this 1532 SF home with 3 bedrooms, 2 bathrooms, a bonus mudroom/hobby room and a front porch for watching the world go by! The cozy feel of original hardwoods and trims give this property a touch of the old with the modern conveniences of updated wiring (no knob and tube), a hi-efficient gas furnace, central air and much more. Covered deck and large lot (115' F) provide lots of outdoor space for your family to enjoy. The gas heated and insulated double car garage is the icing on the cake for all your extra storage needs and year round projects. Gross taxes 2022- \$1761.94. Gas Budget-80 per month , Hydro Budget- 140 per month. * Budget includes heating garage. See it today!

MORE INFORMATION

Room Size Details

Kitchen 11.00 x 10.58 Fridge, Stove, Dishwasher remain Dining Room 15.75 x 10.92 Open to Kitchen and Living Room Living Room 13.92 x 11.92 Mud Room/Sun room 13.67 x 13.17 View to backyard and river

Upper Floor Details

Upper Room 1 Name : Primary Bedroom Upper Room 1 Size : 16.00 x 10.00 Upper Room 1 Features : Closet, Vinyl Flooring Upper Room 2 Name : Bedroom Upper Room 2 Size : 14.50 x 8.42 Upper Room 2 Features : Closet, Vinyl Flooring Upper Room 3 Name : Bedroom Upper Room 3 Size : 12.00 x 10.92 Upper Room 3 Features : Closet, Vinyl Flooring Upper Room 4 Name : Bathroom Upper Room 4 Features : 3 Piece

Basement Details

Basement Room Name 1 : Utility Room Basement Room Size 1 : 13.42 x 13.08 Basement Room Name 2 : Laundry/Storage Basement Room Size 2 : 14.50 x 10.00 Basement Room Features 2 : Washer and dryer remain Basement Room Name 3 : Cold Room Basement Room Name 4 : Bathroom Basement Room Features 4 : 3 Piece

BASE INFORMATION:

Bed	: 3
Bath	: 2
Garage	: Detached double heated with gas furnace

LAND INFORMATION:

Legal Land	: Lot 1 Plan 42933
Desc	
Lot Size	: 115' F
Frontpage	: Stone
Square feet	: 1532

BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Owner
Heat	: Forced Air Hi efficient gas, Central air
N/A	: 1 3/4
Year Built	: 1905
Remodeled on	: 2022
Gas Budget	: 80
Hydro Budget	: 140
Property Tax	: 1761.94

CONVENIENCE:



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