



## 108-5th Ave SW, Dauphin, R7N 1V4, Manitoba

### CHARACTER AND CHARM...

...are front and center in this 1906, 1316 SF home with gleaming hardwood floors and original woodwork throughout! The grand foyer sets the stage to the main floor which feels open and spacious with large windows flooding the area with sunlight. The renovated kitchen is great for the chef...connected to dining room and even to the living room so you won't feel left out! The upper level has 3 large bedrooms plus the main bathroom complete with shower stall and claw foot tub. The finished recreation room and the two piece bathroom in the basement provide bonus space for any overflow or teens hangout! The many preserved features of this home make it a true show piece with it's beautiful wood moldings and hardwoods. Enter into the yard and enjoy the "enchanted garden" feel of the curved paths and perennial gardens, the two tiered deck and the quaint little shed. Parking off the back lane. Updates include Hi efficient gas furnace, windows, electrical (no knob and tube) 100 amp service, blown in insulation into attic and shingles (after hail storm in 2007). Taxes 2023: \$942.43 Hydro \$50/Month Gas \$140/Month \*\*Heat exchanger on furnace replaced in March 2024 with plumbing invoice on file at office\*\*

### MORE INFORMATION

#### Room Size Details

Kitchen 10.50 x 10.00 Fridge, stove, and dishwasher remain Dining Room 13.42 x 13.33 Large east facing windows Living Room 13.33 x 13.33 Hardwood flooring Foyer 12.00 x 9.33

#### Upper Floor Details

Upper Room 1 Name : Primary Bedroom Upper Room 1 Size : 12.00 x 11.42 Upper Room 1 Features : Harwood Floors, Closet Upper Room 2 Name : Bedroom Upper Room 2 Size : 11.42 x 11.42 Upper Room 2 Features : Hardwood Floors, Closet Upper Room 3 Name : Bedroom Upper Room 3 Size : 12.00 x 8.33 Upper Room 3 Features : Hardwood Floors, Closet Upper Room 4 Name : Bathroom Upper Room 4 Size : 11.25 x 9.00 Upper Room 4 Features : Shower stall and claw foot tub

#### Basement Details

Basement Room Name 1 : Recreation Room Basement Room Features 1 : Carpet Basement Room Name 2 : Bathroom Basement Room Features 2 : 2 Piece Basement Room Name 3 : Laundry Room Basement Room Features 3 : Washer and Dryer and deep freeze remain Basement Room Name 4 : Storage Room

### BASE INFORMATION:

Bed : 3  
Bath : 2  
Garage : Shed

### LAND INFORMATION:

Legal Land : Lot 9 Block 4 Plan 336  
Desc  
Lot Size : 50 x 131  
Square feet : 1316

### BUILDING INFORMATION:

Possession : Negotiable  
Occupancy : Tenant  
Heat : Forced Air Gas, Gas  
Hot water tank  
N/A : 13/4  
Year Built : 1916  
Remodeled on : 2023  
Gas Budget : 140  
Hydro Budget : 50  
Property Tax : 942.43

### CONVENIENCE:

Name : **Kathy Stokotelny**  
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