

4 Mohawk Bay

Welcome
to



About This 1158 Square Foot Home

You've seen the rest, but are holding out for THE BEST? This may be THE ONE. Welcome to 4 Mohawk Bay, located in the unique, quaint & sought-after master planned community of Niakwa Park-steps to a park & scenic Seine River, minutes to downtown, The Forks, St Vital mall, pools, shopping, community centres, schools, & more. Mid-Century Modernist homes like this are celebrated & unique to this neighbourhood, with a few recent sales at well over \$500k. Priced honestly, carefully & according to market & tax assessed values, this home has A LOT to offer. 1ST: starting with the fact that it has been lovingly maintained, updated & enjoyed by its current owner of 45 years (yep, these are the type of honest homes you hold out for...). 2ND: Positioned on one of the best bays in the area, steps to a kids park on a massive 60x100 ft yard w/great curb appeal, room for play & privacy w/mature trees. 3RD: At just under 1200SF, this 4 bedroom, 2 full bathroom bungalow has most EVERYTHING UPDATED (with closed permits), while carefully preserving the charm & integrity of its Mid-Century Modern appeal. It WILL provide its next owner many years of memories. View pics/video & book your showing!!!

Features About This Mid-Century Modernist Home:

- 4 bedrooms, 2 bathrooms
- Single attached car port
- Updates including shingles, kitchen, HWT, furnace, electrical, and most everything else!
- 3 Season sunroom
- Amazing front and back yard



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**Shawn Sommers Personal
Real Estate Corporation**

All information is deemed to be valid but is not guaranteed. Buyer to do their own due diligence.

4 Mohawk Bay , Winnipeg R2J 2C7

Nghbrhd: **Niakwa Park**
 Linc #: **006R021287000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1956/Older**
 New Const: **No**
 RMA: **6** BDA: **3**
 Legal:
 Add Lgl:

Liv Area: **107.58 M2/1,158 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **18.29 M/60 F**
 Lot Dpth: **30.48 M/100 F**
 Lot Area: **557.33 M2/5,999 SF**
 TBD: **4** Baths: **F2/H0**

Area: **2G** MLS® #: **202610018**
 Schl Div: **Louis Riel (WPG 51)**
 Gross Tax: **\$5,400.44**
 Tax Yr: **25**
 Ed Tax: **\$2,530.04**
 Imprv: **\$417.00**
 Spc Lvy:
 Payout:

Remarks & Directions

Remarks: **You've seen the rest, but are holding out for THE BEST? This may be THE ONE. Welcome to 4 Mohawk Bay, located in the unique, quaint & sought-after master planned community of Niakwa Park-steps to a park & scenic Seine River, minutes to downtown, The Forks, St Vital mall, pools, shopping, community centres, schools, & more. Mid-Century Modernist homes like this are celebrated & unique to this neighbourhood, with a few recent sales at well over \$500k. Priced honestly, carefully & according to market & tax assessed values, this home has A LOT to offer. 1ST: starting with the fact that it has been lovingly maintained, updated & enjoyed by its current owner of 45 years (yep, these are the type of honest homes you hold out for...). 2ND: Positioned on one of the best bays in the area, steps to a kids park on a massive 60x100 ft yard w/great curb appeal, room for play & privacy w/mature trees. 3RD: At just under 1200SF, this 4 bedroom, 2 full bathroom bungalow has most EVERYTHING UPDATED (with closed permits), while carefully preserving the charm & integrity of its Mid-Century Modern appeal. It WILL provide its next owner many years of memories. View pics/video & book your showing!!!**

Dir/GPS:

General Information

Basement: **Full** B Dev: **Fully Finished**
 FP Type/Fuel: **Brick Facing/Wood** # FP: **1** Zoning: **R1**
 Lot Dim: Shape: **Normal** Acres: Hectares:
 Frnt Exp: Survey:
 Exterior: **Stucco, Vinyl** Fndtion: **Concrete**
 Roof: **Shingle** Cnstrct: **Wood Frame**
 Flooring: **Wall-to-wall carpet, Vinyl, Wood** Water: **Municipal/Community**
 Heating: **Forced Air** Sewer: **Municipal/Community**
 Gas: **Budget \$60.00/M** H Fuel: **Natural gas**
 Parking: **Single Attached, Carport; Enclsd: 1; Ttl: 3** Hydro: **Budget \$105.00/M**
 Remodel: **Bathroom, Electrical, Exterior, Flooring, Furnace, Insulation, Kitchen, Other remarks, Roof Coverings, Windows**
 Site Influ: **Golf Nearby, Landscaped patio, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Shopping Nearby**
 Features: **Air Conditioning-Central, Bar wet, High-Efficiency Furnace, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump, Sunroom**
 Gds Incl: **Bar Fridge, Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings**
 Gds Excl: **Dining Room Curtains**
 Rnt Eqp: **None;**

Approximate Room Dimensions

| <u>Room</u> | | | | <u>Dimen</u> | |
|-----------------|------------|------------|------------------|--------------|-------------|
| Living Room | M | 21X12.1 | Dining Room | M | 8.7X14 |
| Primary Bedroom | M | 10.11X10 | Bedroom | M | 13.4X9.1 |
| Five Piece Bath | M | | Recreation Room | B | 26.11X16.11 |
| Storage Room | B | 8.9X11 | Laundry Room | B | 10.1X9 |
| | | | Kitchen | M | 11.1X13.2 |
| | | | Bedroom | M | 14.11X8.9 |
| | | | Three Piece Bath | B | |
| | | | Bedroom | B | 9.2X10.5 |
| # Baths: | <u>1PC</u> | <u>2PC</u> | <u>3PC</u> | <u>4PC</u> | <u>5PC</u> |
| | 0 | 0 | 1 | 0 | 1 |
| # Ensuite: | <u>6PC</u> | | | | |
| | 0 | 0 | 0 | 0 | 0 |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.