





**RE/MAX** Town & Country

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Things to Remember

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# 92 Daisy Avenue - Gunton







#### **ROOM TO PLAY & GROW** WITH IN-TOWN CONVENIENCE!

This immaculate 1500 sqft, 4 bedroom raised bungalow offers an airy open plan with vaulted ceilings, super-sized kitchen, primary bedroom w/ private deck/balcony & 2-person jet spa, massive basement w/ 9ft ceilings and top quality construction throughout. Above Ground pool for the summer time fun!! The 254'x120' lot {.75 Acre} has a 46' x 120' lot that could be sold off and features a large garden area as well, tons of parking and a 24'x32' heated and insulted garage w/ 100 amp electrical panel. Furnace upgrades & new HRV in 2023. This is a very rare package! Call today to setup your own private tour!



#### **Property Features**

- Forced Air Electric Furnace
- H.R.V. (New in 2023)
- Sump Pump
- 200 Amp Electrical Panel
- Central A/C
- 60 Gallon Electric Hot Water Tank
- Roughed-in Central Vacuum
- Stucco & Vinyl Exterior Finish
- Metal Roof
- Aluminum Soffits & Fascia
- PVC Windows
- Full Partially Finished Basement
- Concrete Foundation
- Community Water + Active Well Water for Yard & Garden
- Community Sewer
- High Speed Internet
- Hardwood & Vinyl Flooring Throughout
- 24' x 32' Double Detached Garage
  -Insulated
  - -Vapour Barrier
  - -Heated
- Above Ground Pool
- 12' x 10' Front Porch
- 10' x 12' Primary Bedroom Private Balcony

# Neighbourhood

Nestled amidst the serene landscapes of Manitoba, Gunton offers a tranquil rural lifestyle with close-knit community ties. Residents here enjoy a harmonious blend of small-town charm and modern amenities, making it an ideal retreat for those seeking a peaceful yet convenient living environment. With its picturesque surroundings and friendly atmosphere, Gunton embodies the quintessential essence of rural living in Canada.

## **Room Dimensions**

Floor	Room Type	Dimensions
Main	Kitchen	14.33 x 10.75
Main	Dining Room	14.42 x 11.83
Main	Living Room -Hardwood Flooring -Vaulted Ceiling	24.33 x14.33
Main	Bathroom	4 Piece
Main	Bathroom	2 Piece
Main	Laundry Room	8.50 x 5.33
Main	Primary Bedroom	14.00 x 13.92
Main	Ensuite Bathroom -Air Jet Soaker Tub	11.08 x 6.42
Main	Bedroom #2	10.33 x 8.83
Main	Bedroom #3	10.33 x 9.08
Basement	Bedroom #4	16.00 x 10.00

### **Included in Purchase Price**

- Refrigerator
- Stove
- Dishwasher
- Microwave
- WasherDryer

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- Roughed-in Central Vac.
- Window Coverings
- Blinds
- Above Ground Pool
- Garage Door Opener + Remote(s)