

Welcome
to

142 Stephens Street



About This 1564 Square Foot home

If you're like many home buyers, you've worked hard to save a down payment in these trying times. You're looking for a place "all done" you can call "home". Maybe a slick investment property with not much to do, but move your tenants in? Space to accommodate family gatherings for dining, special occasions & more? Bedrooms for everyone? A kitchen you'll never want to leave? 2 Full bathrooms to accommodate all & avoid morning "rush hour fights for the shower"? A front enclosed porch for morning coffees or late night cocktails? A full basement that is finished, offering laundry, rec space & storage? Peace of mind knowing that everything from plumbing, electrical, roof/shingles, furnace, HWT, interior & exterior finishes, & appliances are all updated over recent years? How about a nice sized backyard w/shed, deck, fully fenced & NO Backlane offering privacy & an escape outside during those hot Winnipeg summer months? A home close to amenities, schools, transit & more? Look NO more. WELCOME TO 142 STEPHENS ST!

- 5 beds & 2 baths
- Finished basement
- 3 season sunroom
- Well located in Point Douglas with riverviews
- Close to schools, transit, & shopping
- Appliances included
- Numerous updates inside/out



Shawn Sommers
204.818.0707
www.ShawnSommers.com



**Shawn Sommers Personal
Real Estate Corporation**

CrossProperty Client Full

Property Type

142 Stephens Street , Winnipeg R2W 3H2		Area: 4A	MLS® #: 202326619
Nghbrhd: Point Douglas		Schl Div: W1	
Linc #: 014R000102000		Tax Amt: \$2,501.79	
Type: RD	Liv Area: 145.30 M2/1,564 SF	Tax Yr: 23	Status: Incomplete
Use: Year-round	Fin Bsmnt: .00 M2/ SF	Ed Tax: \$1,163.68	List Price: \$209,900
Style: 1+1/2	Lot Front: 10.06 M/33 F	Imprv: \$229.35	Sell Price:
Yr Built/Age: 1921/Older	Lot Dpth: 30.18 M/99 F	Spc Lvy:	Sell Date:
New Const: No	Lot Area: 304.26 M2/3,275 SF	Payout:	DOM:
RMA: 8	BDA: 5		
Legal:	TBD: 5		
Add Lgl:	Baths: F2/H0		

Remarks & Directions

Remarks: **If you're like many home buyers, you've worked hard to save a down payment in these trying times. You're looking for a place "all done" you can call "home". Maybe a slick investment property with not much to do, but move your tenants in? Space to accommodate family gatherings for dining, special occasions & more? Bedrooms for everyone? A kitchen you'll never want to leave? 2 Full bathrooms to accommodate all & avoid morning "rush hour fights for the shower"? A front enclosed porch for morning coffees or late night cocktails? A full basement that is finished, offering laundry, rec space & storage? Peace of mind knowing that everything from plumbing, electrical, roof/shingles, furnace, HWT, interior & exterior finishes, & appliances are all updated over recent years? How about a nice sized backyard w/shed, deck, fully fenced & NO Backlane offering privacy & an escape outside during those hot Winnipeg summer months? A home close to amenities, schools, transit & more? Look NO more. WELCOME TO 142 STEPHENS ST!**

Dir/GPS:

General Information

Basement: Full	B Dev: Fully Finished	Zoning: R2
FP Type/Fuel:	# FP:	Hectares:
Lot Dim:	Acres:	
Frnt Exp:	Shape: Normal	
Exterior:	Survey:	
Roof: Stucco, Vinyl Shingle	Fndtion: Not known	
Flooring: Wall-to-wall carpet, Laminate, Vinyl	Cnstrct: Wood Frame	
Heating: Baseboard, Forced Air	Water: Municipal/Community	
Gas:	Sewer: Municipal/Community	
Parking: Front Drive Access	H Fuel: Electric, Natural gas	
Remodel: Basement, Bathroom, Electrical, Exterior, Flooring, Furnace, Insulation, Kitchen, Plumbing, Roof Coverings, Windows	Hydro:	
Site Influ: Fenced, Landscaped deck, Public Transportation		
Features: Air Conditioning-Central		
Gds Incl: Dishwasher, Dryer, Storage Shed, Stove, Surveillance System, Washer, Window Coverings		
Gds Excl:		
Rnt Eqp: None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	15.4X11.6	Dining Room	M	13.1X11.4	Bedroom	M	12.2X11.4
Bedroom	M	11.11X6.6	Bedroom	M	9.5X7.4	Three Piece Bath	U	
Four Piece Bath	M		Primary Bedroom	U	20.1X11.6	Eat-In Kitchen	M	14.7X10.7
Recreation Room	B	18.11X18.1	Bedroom	M	11.1X7.4			

# Baths:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>	# Ensuite:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>
	0	0	1	1	0	0		0	0	0	0	0	0

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