

## 35 McGavin Street, Plum Coulee

**\$285,000**



### Details

Address : 35 McGavin Street, Plum Coulee, Manitoba  
Legal : Lot 2, Block 3, Plan 649  
Sq Ft : 1,188  
Bedrooms : 4  
Bathrooms : 3  
Heating : Forced Air Electric, Baseboard  
Garage : Double Attached 22X28  
Driveway : Concrete  
Exterior : Wood frame, Vinyl Siding & Asphalt Shingles  
Lot Size : 74X110  
Possession : TBD  
Basement : Full, Fully Finished, Insulated, Family Room  
11'X12'5", 1-3Pce Bath, Office 9'9"X13'4", Laundry Room,  
Bedroom 11'7"X9'3"  
Laundry Room : Basement  
Age : 1975

### Description

Showing begin immediately. Offers, if any, to be submitted by Tuesday, April 6th, 3:00 pm with response time by Tuesday, April 6th 9:00 pm. 1188 sq. ft. home with 3+1 bedrooms and 2 baths as well as a 2 pc. ensuite. Oak cabinets with mostly soft close drawers and newer counter top. The ICF basement is fully finished with spacious family room, bedroom, office, and 3 pc. bath. Patio door off the dining room leads to a covered deck. The well landscaped back yard features a gazebo, RV parking pad, firepit area, flower beds, Goodland apple tree and back alley access. 22 x 28 garage as well as 11 x 17 workshop. New from 2014 are the electric furnace, central air, and electrical panel. Shingles are new from 2017. An exterior cistern under the workshop is set up to gather rain water, perfect for watering the yard or washing vehicles. Includes fridge, stove, washer, dryer, garburator and dishwasher.

### Financial

Price: \$285,000  
Taxes: \$3,057

### Dimensions

Living Room: 17'3"X12'  
Dining Room: 9'10"X13'4"  
Kitchen: 8'5"X12'10"  
Bathroom: 1-4Pce Bath(Main),  
1-3Pce Bath (Basement), 1-2  
Pce Bath (Main)  
Bedroom: Master 12'10"X11'3",  
Bedroom 9'3"X9'3", Bedroom  
10'4"X9'3"

### Features

5 appliances, Blinds, Central  
A/C, Central Vac, Deck,  
Garburator