



**\$29,900.00**      **MLS# 081701**  
**738 CATHERINE ST**  
**Near: BETWEEN WALSH AND PIPER**  
**Legal: PLAN 395 LOT 130 N PT LOT 131**  
**TWP: THUNDER BAY**  
**Postal: P7E1L5      Zne: R2**  
**Incl:**  
**FixExcl:**  
**Frontage: 49.50**  
**Depth: 98.43**  
**Acreage: 0.00**

<b>LR M</b>	<b>12X14</b>	<b>WaterFrnt: N</b>	<b>Style: BUNG</b>	<b>Age: 51+</b>
<b>DR</b>		<b>Taxes: 1200.00/2007</b>	<b>Exterior: ALM/V</b>	<b>MainFirAr: 840.00</b>
<b>KIT M</b>	<b>10.5X12</b>	<b>Assess:</b>	<b>Fnd: PSTS</b>	<b>TotalLivAr: 840.00</b>
<b>MBR M</b>	<b>11.6X10.6</b>	<b>Possess: IMMED</b>	<b>HtCosts: 117.00</b>	<b>BsmntDev: UNFIN</b>
<b>BR</b>		<b>Rooms: 4</b>	<b>HeatType: F/AIR</b>	
<b>BR M</b>	<b>10.6X10</b>	<b>BrAbvGrnd: 2</b>	<b>RentalEq: HOT WATER TANK</b>	
<b>BR</b>		<b>TotalBdrm: 2</b>		
<b>RECRM</b>		<b>Fireplaces: 0</b>		
<b>FAMRM</b>		<b>Gar:</b>		
<b>LNDRY</b>		<b>Bsmt: DUGT</b>		
<b>OTHER</b>				
<b>OTHER</b>				

**2 BEDROOM STARTER OR RENTAL BUNGALOW IN QUIET WESTFORT LOCATION. EAT-IN KITCHEN AND LARGE LIVING ROOM. LARGE LOT WITH ROOM FOR SIDE DRIVE. HOME BEING SOLD "AS IS, WHERE IS". EXCELLENT INVESTMENT PROPERTY WITH POTENTIAL OF A RETURN IF WORK IS DONE TO IMPROVE IT.**

<b>Bath: 4</b>	<b>Presented By:</b>	<b>Dist: 1</b>
<b>Ensuite: 0</b>	<b>COSMO VENEZIALE, MVA.</b>	<b>Ph: 807-473-7148</b>
<b>CondFee:</b>	<b>Email: cosmov@tbaytel.net</b>	<b>Type: RE</b>



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