



**\$159,900.00**                      **MLS# 081485**  
**1818 MCGREGOR AVENUE**  
**Near: NEAR CORNER OF BRUNSWICK AND**  
**MCGREGOR**  
**Legal: PLAN M35 LOT 269 TO 270**  
**TWP: THUNDER BAY**  
**Postal: P7E5E8                      Zne: R1**  
**Incl: NONE**  
**FixExcl: NONE**  
**Frontage: 50.00**  
**Depth: 108.5**  
**Acreeage: 0.00**

**LR M            14X17            WaterFrnt: N**  
**DR M            14X11.25        Taxes: 3170.00/2007**  
**KIT M            16X8.6           Assess:**  
**MBR M          13X12           Possess: TBA**  
**BR M            11X12           Rooms: 7**  
**BR U            15X14           BrAbvGrnd: 4**  
**BR U            13.5X9.9        TotalBdrm: 4**  
**RECRM B       28X11            Fireplaces: 0**  
**FAMRM**  
**LNDY B        10X12            Gar:**  
**OTHER B       8X14            Bsmt: FULL**  
**SAUNA**  
**OTHER**

**Style: 1 1/2**                                      **Age: 51+**  
**Exterior: STCO**                              **MainFlrAr: 1080.00**  
**Fnd: P/CNC**                                   **TotalLivAr: 1500.00**  
**HtCosts: 2190.00**                           **BsmntDev: P/FIN**  
**HeatType: F/AIR**  
**RentalEq: HOT WATER TANK**

**LOCATION, LOCATION. SITUATED ON A SUNNY SOUTHERN FACING LOT, THIS 4 BEDROOM HOME OFFERS AN INVITING LARGE FOYER, LARGE LIVINGROOM AND DININGROOM, 3 BATHROOMS, FUNCTIONAL LAYOUT, AND PARTLY FINISHED LOWER LEVEL WITH SAUNA AND CHANGE ROOM. UPDATES INCLUDE SHINGLES, SOFFIT AND FACCIA, FURNCE, AND 11 X 28 PRESSURE TREATED DECK.**

**Bath: 4,4,3**  
**Ensuite: 0**  
**CondFee:**

**Presented By:**  
**COSMO VENEZIALE, MVA.**  
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**Ph: 807-473-7148**                              **Dist: 1**  
**Type: RE**



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