

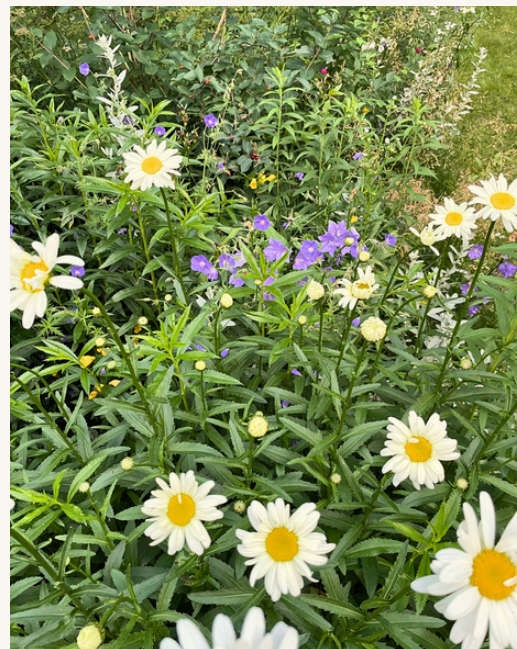
# 117 HELLEN ST

SEELEY'S BAY

\$514,900

MLS® No. X11930533

- New Samsung 30" (6.3cu ft) electric range with Smart Tech and air fry option. Air fryer basket and griddle included (2023)
- New HE washing machine - LG 6.3 cu ft, extra large capacity, top load with no agitator (2024)
- Updated showerhead and kitchen faucet (2024)
- Well has never run dry & tank has never run out of hot water
- Shutters freshly painted (2024)
- Garden plot with connected compost (pest-free)
- Fenced portion of yard (2024) with two man gates, one at the driveway and one to the back for easy lawn mower access
- Lattice around deck but opened at driveway side for storage (e.g. snow blower, wood)
- Perennial gardens refreshed (2024) with plants that either attract butterflies and/or repel mosquitos
- Plenty of visiting wildlife (deer, bunnies)
- Cold storage room in basement w/oversized deep freezer
- Sump pump (basement has always been dry)
- Property backs onto farmer's field - no rear neighbours
- Built-in sandbox off lower deck
- Remote-controlled functional awning, fully covers top deck
- Active community w/ local events (Frost Fest, Truffle Shuffle, Canada Day Parade, weekly Story Time at the library, darts and euchre at the Legion)
- Walking distance to the docks, amazing park for kids, tennis court, post office, library, grocery store, & chocolate shop
- Local resident provides garbage pickup on Wednesdays for \$2/bag (contact information available)
- Regular tree maintenance done
- 70amp garage panel, 10000w electric heater, insulated 95%, insulated doors



**KRISTA LOYE**  
**BROKER**

613-583-5911  
krista@barbermcdonald.com  
www.BarberMcDonald.com

