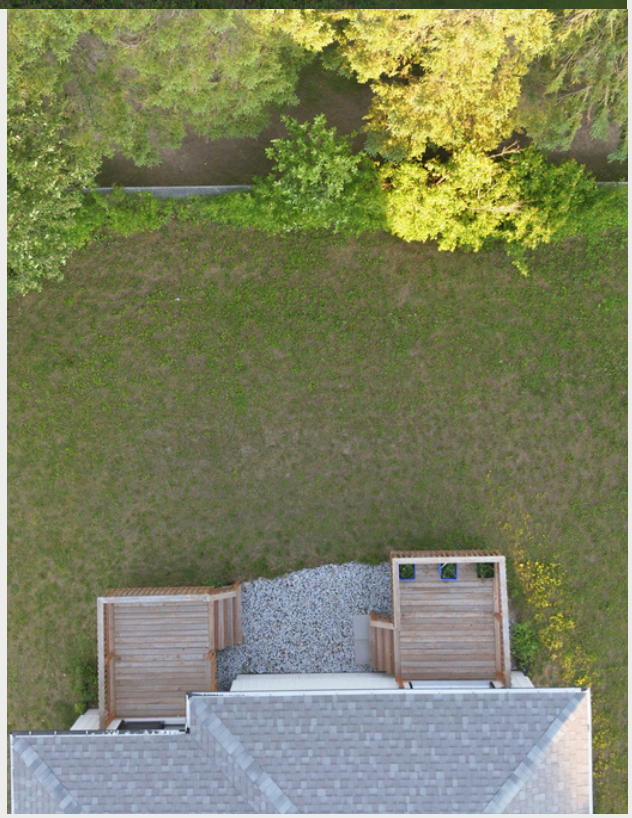


13 Morrison Drive

Beautiful bungalow built in 2022 by BEI. Backing onto Cobden District Public School, this stunning home is within minutes of local shops, eateries and Muskrat Lake.



3 bedrooms

2 bathroom

3 Car Garage

All appliances included



ROULEAU
Real Estate Team

www.13Morrison.com



Designed for entertaining with large open concept living spaces, 9' ceilings and a cozy gas fireplace.

Stunning kitchen with shaker cabinetry that extends to the ceiling, glass display cabinets, a centre island with seating for two, plus a step-in pantry.



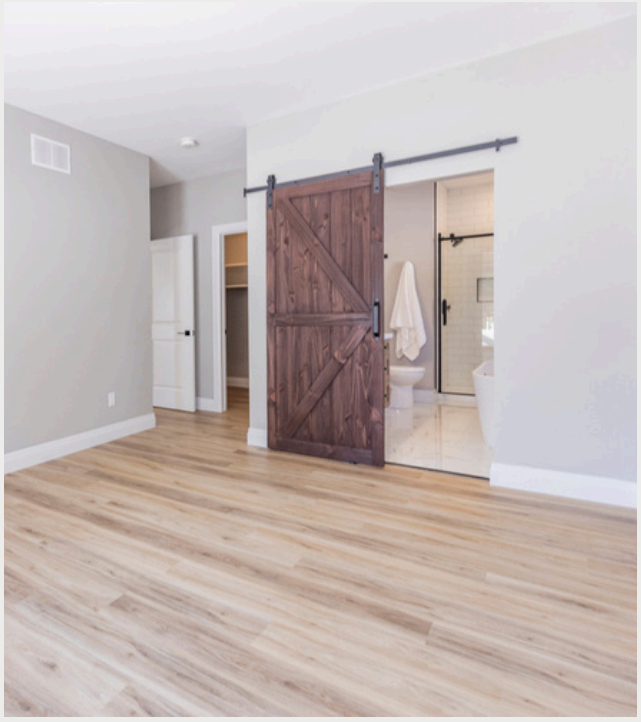






INCLUSIONS

Refrigerator, Stove, Hood Fan, Dishwasher, Microwave, Washer, Dryer, Drapes and Drapery Tracks, Towel Hooks in Ensuite, Shelving in Garage, Hot Water Tank





APPROX COSTS

Taxes: $4,895/2026

Avg Heat: approx $100/month

Avg Hydro: approx $100/month

Flat Rate Water: $278/month



Remarkable Features



- Year Built: 2022 by BEI
- Oversized covered front porch
- Open concept kitchen and living spaces with 9' ceilings
- Cozy gas fireplace in the living room
- Step-in kitchen pantry
- Stainless steel appliances
- 3-car garage with rough-in for heating
- Large deck off dining room
- Large windows providing an abundance of natural light
- Gorgeous ensuite with rustic barn door, marbled tile, freestanding tub and full shower
- Large laundry/mud room
- Private deck off primary bedroom
- Unfinished basement awaits your custom design
- No rear neighbors

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