

**WELCOME TO**  
**1&3 Cameron Road**  
**\$469,900**

**WORK 669-2129**

**CELL 669-1814**

**MARIE COE**



**COLDWELL BANKER NORTHERN BESTSELLERS**

**ROOM SIZES**

<b>LR</b> 19 X 14	<b>DR</b> 14 X 8	<b>KIT</b> 13 X 12	<b>FAM/DEN</b> 16 x 15	<b>LA</b> 5 x 8	<b>BATHS</b> 1
<b>MBR</b> 11 X 12	<b>BR</b> 9.5 X 11.4	<b>BR</b> 12 X 9	<b>BR</b>	<b>BR</b>	<b>STRG</b>
<b>OFFICE</b> 20 X 30					<b>BSMT</b> Yes 20x30
				<b>FOYER/ENTRY</b> 5.5 x 8.5	<b>Deck</b> 14X20 & 6X12

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

<b>Type</b> F/A Oil	<b>Ceiling: R</b> 40	<b>Sq.ft</b> 1300	<b>Lot Sz</b> 15000 & 19500
<b>Annual Cost</b> \$5,694.00	<b>Walls: R</b> 20	<b>Age</b>	<b>Garage</b> 24x32x10
<b>Litres Over Last 12 Mon.</b> 4314 L	<b>Floor: R</b>	<b>Lot 8+9 Block 533 Plan 1991 U#</b>	<b>Parking</b> Plenty
	<b>Skirting: R</b>		

**SPECIAL FEATURES /FURNISHINGS:**

Two side-by-side industrial lots in the Kam Lake area. Property has two separate titles with one property being vacant (can be sold separately) and the other has a single-wide mobile home with addition, office downstairs, large deck and a garage. Single-wide mobile is 1300 sq. ft. with 3 BR, 1 Bath, Family Room. Carpets replaced in 2003, windows in 2003 (Willmar w/Dual Glass, Solar Shield and Argon), vinyl siding in 2006, furnace and fuel tank replaced in 2007, repainted in 2008 and security system in 2007.

Separate office with separate entrance downstairs. Mechanical room is downstairs.

Garage is 24 x 32 x 10 ft. with 8 x 16 ft. overhead door, concrete floor, insulation and electrical work in progress, radiant propane system is not turned on.

Price Includes: Fridge, Stove, Washer, Dryer, Window Coverings. Sea Container on property is negotiable

**FOUNDATION**

**STEEL PILES TO BEDROCK**

**PROPERTY TAXES**

**Amount/yr** \$3,712.00 **2008**

**TENURE** Fee Simple

**Fees**

**Area** Kam Lake

**PRICE INCL.:**

- |  |  |   |  |   |
|--|--|---|--|---|
| <input checked="" type="checkbox"/> Stove, range | <input type="checkbox"/> Range Hood        | <input type="checkbox"/> Sump Pump                  | <input type="checkbox"/> Ceiling Fan/s         | <input type="checkbox"/> HRV / Air-to-a |
| <input type="checkbox"/> Blt-in counter top      | <input type="checkbox"/> Dishwasher        | <input type="checkbox"/> Blinds only                | <input type="checkbox"/> Central Vac & Attach. | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Blt-in Oven             | <input checked="" type="checkbox"/> Washer | <input type="checkbox"/> Drapes only                | <input type="checkbox"/> Central Vac. R/I only | <input type="checkbox"/> woodstove      |
| <input type="checkbox"/> Microwave               | <input checked="" type="checkbox"/> Dryer  | <input checked="" type="checkbox"/> All Window cov. | <input type="checkbox"/> Garden/storage shed   | <input type="checkbox"/> Pellet Stove   |
| <input checked="" type="checkbox"/> Fridge       | <input type="checkbox"/> W/D Stacked       | <input type="checkbox"/> Freezer                    | <input type="checkbox"/> Garage Door Opener    | <input type="checkbox"/> Hot Tub        |

Above information is from sources believed reliable but should not be relied upon without verification. NORTHERN BESTSELLERS assumes no responsibility for its accuracy.