

**WELCOME TO**  
**15 Mandeville Drive**  
**\$299,900**

**WORK 669-2115**  
**CELL 446-1046**  
**ROD STIRLING**



**COLDWELL BANKER NORTHERN BESTSELLERS**

**ROOM SIZES**

<b>LR</b> 21.6 X 14	<b>DR</b> 14 X 12.5	<b>KIT</b> 10.1 X 9.1	<b>FAM/DEN</b> 11 X 8	<b>LA</b>	<b>BATHS</b> 1 - 4 Pc/1 - 4 Pc Ensuite
<b>MBR</b> 13.2 X 12.4	<b>BR</b> 13.1 X 8.9	<b>BR</b> 10.9 X 10.2	<b>BR</b> 10.10 X 10	<b>BR</b>	<b>STRG</b> <b>BSMT</b>
				Make: Triple E Model: 2864 - A - Dutch Serial #: 3003	<b>FOYER/ENTRY</b> /Laundry 10 x 10 <b>Deck</b>

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

Type <b>F/A Oil</b> Annual Cost <b>\$1,984.55</b> Litres Over Last 12 Mon. <b>2089 L @ .95 L</b>	Ceiling: R <b>40</b> Walls: R <b>20</b> Floor: R <b>28</b> Skirting: R	Sq.ft <b>1792</b> Age <b>1988</b>	Lot Sz <b>8125 Est</b> Garage Parking <b>Triple Gravel</b>
<b>SPECIAL FEATURES /FURNISHINGS:</b>		Lot 11 Block 527 Plan 1978 U#	

Close to schools and park, situated on a large lot. Triple gravel parking, 4 BR's/2 Bath, 1792 sq ft of living space. MBR features full ensuite bath plus walk in closet, separate laundry room, large living room plus separate dining and sitting room areas, some upgrades needed inside and out.

PRICE INCLUDES: Fridge, Stove, Washer, Dryer, Freezer and Window coverings.

\*Dishwasher not working.

\*Purchaser will require new survey or title insurance as part of the purchase

\*Seller to replace fuel oil tank prior to possession date.

**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 checked="" type="checkbox"/> Dishwasher	<input checked="" 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 checked="" 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 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 checked="" type="checkbox"/> Freezer	<input type="checkbox"/> Garage Door Opener	<input type="checkbox"/> Hot Tub

**FOUNDATION**

Steel Piles To Bedrock

**PROPERTY TAXES**

Amount/yr **\$2,497.76** **2008**

**TENURE** Fee Simple

**Fees**

**Area** Frame Lk South