

**WELCOME TO**  
**34 Stevens Crescent**  
**\$569,900**

**WORK 669-2120**

**CELL 446-4450**

**KEN PEARMAN**



**COLDWELL BANKER NORTHERN BESTSELLERS**

**ROOM SIZES**

<b>LR</b> 14 X 16	<b>DR</b> 12.3 X 10.1	<b>KIT</b> 14.8 X 13.11	<b>FAM/DEN</b> 14 x 22	<b>LA</b> 12 x 5	<b>BATHS</b> 2 Full 1 Half
<b>MBR</b> 13.3 X 13.6	<b>BR</b> 9.11 X 11.1	<b>BR</b> 8.7 X 13	<b>BR</b> 12.7 X 7	<b>BR</b> 9.9 X 13.5	<b>STRG</b> 9 X 14
				Make: Model: Serial #:	<b>BSMT</b>
				<b>FOYER/ENTRY</b>	<b>Deck</b> 30 X 30 WITH HOT TUB

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

<b>Type</b> F/A Oil <b>Annual Cost</b> \$4,100.00 <b>Litres Over Last 12 Mon. Yr. Est.</b>	<b>Ceiling: R</b> 58 <b>Walls: R</b> 28 <b>Floor: R</b> <b>Skirting: R</b>	<b>Sq.ft</b> 2750 <b>Age</b> 1994	<b>Lot Sz</b> 5986 <b>Garage</b> Double Attached Heated <b>Parking</b> Double
		Lot 52 Block 555 Plan 2134 U#	

**SPECIAL FEATURES /FURNISHINGS:**

Tastefully decorated with fresh paint through out. Flooring combination of hardwood, quarry tile, broad loom and lino. Huge oak pantry bank in kitchen. Sunshine ceiling in kitchen. Propane fire place in family room that's trimmed in oak. Huge west facing rear deck has hot tub. Quiet court location. Great family home. Tons of storage. New garage doors. Fenced back yard.

Price Includes: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Built-In Vac. & Attachments, Window Coverings, Garage Door Opener, Shed, Hot Tub, & Propane Fireplace in Family Room.

**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 type="checkbox"/> Blinds only                | <input checked="" 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 checked="" type="checkbox"/> Microwave    | <input checked="" type="checkbox"/> Dryer      | <input checked="" type="checkbox"/> All Window cov. | <input checked="" 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 checked="" type="checkbox"/> Garage Door Opener    | <input checked="" type="checkbox"/> Hot Tub |

**FOUNDATION**

Concrete

**PROPERTY TAXES**

**Amount/yr** \$4,299.87 **2009**

**TENURE** Fee Simple

**Fees**

**Area** Niven Lake