



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 12 X 17	DR 12 X 9.8	KIT 17.8 X 12	FAM/DEN 19 x 12	LA 5.6 x 9.6	BATHS 3 Full
MBR 13 X 12	BR 9.6 X 13.6	BR 9.2 X 11	BR 9 X 11	BR	STRG BSMT Walk out crawl space
DEN/STUDY 6.10 X 8.5				Make: Model: Serial #:	FOYER/ENTRY 5.6 x 7.6 Deck 12 X 18 + SUNROOM

HEAT

INSULATION

BUILDING

LOT

Type H/ W Oil Annual Cost \$4,294.84 Litres Over Last 12 Mon. 4544.8 L @ 94.5¢ / L Includes Heating Hot Water	Ceiling: R 40 Walls: R 28 Floor: R Skirting: R	Sq.ft 2170 + 135 Sqft Sunroom & Walk-out Crawl Space Age 1989 Lot 25 Block 520 Plan 1890 U#	Lot Sz 37x129x95x115 Garage Double 20x22 Parking Double Concrete
---	---	--	---

SPECIAL FEATURES /FURNISHINGS:

Beautiful one-owner, well maintained home located on a quiet court. Treed back yard and lawn in front. Enclosed Entry opens on to vaulted Living and Dining Room area with beautiful flow into Kitchen, Sunroom and Family Room. Four (4) Bedrooms and Study on upper floor. Kitchen offers cherry wood cabinets with granite countertops and tiled backsplash. Bay window in Living Room. Flooring consists of hardwood, tiling and carpets. Beautiful 9 x 15 ft. Sunroom has pexiglass ceiling and is surrounded by windows and screened floor with a door to outside deck.. Built-in Fireplace in Family Room with Tindle Stone wall and Marble hearth. Cedar siding. Roof re-shingled in 2009. Carpets replaced in 2010. Double Garage with cedar door. Concrete Driveway. R-2000 home has extra insulation. Crawlspace has walkout door. Most triple-pane windows have been re-paned or replaced. Fuel tank replaced in 2007. Hot Water Tank replaced in 2008. Inspection on file.

FOUNDATION

Steel Piles To Bedrock

PROPERTY TAXES

Amount/yr **\$3,720.30** 2009

TENURE Fee Simple

Fees

Area Frame Lk South

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 checked="" type="checkbox"/> HRV / Air-to-a |
| <input checked="" 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 checked="" 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 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.