

**WELCOME TO**  
**45 Mandeville Drive**  
**\$293,900**

**WORK 669-2115**

**CELL 446-1046**

**ROD STIRLING**



**COLDWELL BANKER NORTHERN BESTSELLERS**

**ROOM SIZES**

<b>LR</b> 16 X 14.9	<b>DR</b> 13.8 X 7.9	<b>KIT</b> 13.8 X 8	<b>FAM/DEN</b>	<b>LA</b> 7.3 x 4.11	<b>BATHS</b> 1-4pc, 1-4pc Ens.
<b>MBR</b> 14.9 X 12.3	<b>BR</b> 12 X 9	<b>BR</b> 9.3 X 9	<b>BR</b>	<b>BR</b>	<b>STRG</b>
				Make: Triple E Model: G8680-1 Serial #: 2923	<b>BSMT</b>
				<b>FOYER/ENTRY</b>	<b>Deck</b> FRONT & BACK LANDINGS

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

<b>Type</b> F/a Propane <b>Annual Cost</b> \$3,093.99 Litres Over Last 12 Mon.	<b>Ceiling: R</b> 40 <b>Walls: R</b> 20 <b>Floor: R</b> 26 <b>Skirting: R</b>	<b>Sq.ft</b> 1216 <b>Age</b> 1988	<b>Lot Sz</b> 26x126=5850 <b>Garage</b> Tent Garage <b>Parking</b> Double Gravel
<b>SPECIAL FEATURES /FURNISHINGS:</b>			Lot 26Block 527 Plan 1978 U#

Tent garage in gravel parking area with removable gate to allow RV storage, spacious south facing fenced yard backing to open space and trail area, raised garden planters, gazebo with hot tub, shed/workshop with power, 3 bedrooms, 2 full baths, sunken living room with laminate flooring & propane fireplace, separate laundry room, master bedroom ensuite bath features an oval jetted tub & corner shower, freshly repainted interior.

Price Includes: Fridge, Counter-Top Range, Built-In Oven, Dishwasher, Microwave, Feezer, Washer, Dryer, Window Coverings, 2 Wardrobe/Cupboards, Gazebo, Shed/Workshop, Tent Garage, & Firepit.

**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 checked="" type="checkbox"/> Blt-in counter top	<input checked="" type="checkbox"/> Dishwasher	<input 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 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 checked="" type="checkbox"/> Freezer	<input type="checkbox"/> Garage Door Opener	<input type="checkbox"/> Hot Tub

**FOUNDATION**

Steel Piles To Bedrock

**PROPERTY TAXES**

**Amount/yr** \$1,996.91 2009

**TENURE** Fee Simple

**Fees**

**Area** Frame Lk South