



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 20 X 14	DR 12.6 X 10.6	KIT 14 X 13	FAM/DEN 20 x 16	LA 10 x 12	BATHS 1 3/4
MBR 15 X 13	BR 17 X 12	BR 13 X 12	BR	BR	STRG BSMT Crawl Space
DEN/OFF 16 X 10	SUN ROOM 18.9 X 9.9			Make: Model: Serial #:	FOYER/ENTRY Deck 12 X 28

HEAT

INSULATION

BUILDING

LOT

Type F/A Oil Annual Cost \$1,981.00 Litres Over Last 12 Mon. 2096 L + 3 Cords Of Wood	Ceiling: R 40 Walls: R 28 Floor: R Skirting: R	Sq.ft 2297 Age 68/89	Lot Sz 8424 Garage 16 X 26 Parking Triple Paved
SPECIAL FEATURES /FURNISHINGS:		Lot 14 Block 104 Plan 483 U#	

Established, quiet neighborhood, walking distance to downtown. Large landscaped, fenced lot. Over sized wired, insulated garage plus a tent carport. Maintenance free siding with cedar accents and upgraded insulation. Lowen triple glazed windows. Osborne airtight wood stove, low heating bills. New tile in entry/laundry room and both baths. Solid Chilean Cherry hardwood in all bedrooms and hardwood parquet elsewhere, even the sunroom. Other reno's and upgrades include family room skylight, roof (2005), new propane H/W tank (2008 - low power bills), new oil tank (2008).

Price Includes: 2 Fridges, Stove With Dual Ovens, Dishwasher, Washer, Dryer, Blinds, Drapes, Alarm System & Carport Tent.

PRICE INCL.:

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|--|--|---|--|---|
| <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 type="checkbox"/> Freezer | <input type="checkbox"/> Garage Door Opener | <input type="checkbox"/> Hot Tub |

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr \$2,959.00 2009

TENURE titled

Fees

Area Downtown