



Price: **\$269,900**
Status: **Active**

MLS® #: *********

Legal Descr.:

Address:

City:

Side of Road:

Lot Size: **63490 SQ.FT.**

Sq. Footage (MLA): **1,300**

Total Fin SqFt.(TLA): **2000**

Building Dimensions: **44X30 WITH JOGS**

District: **HD 30**

Sub-Dist:

Zoning: **R1**

Sec. School: **GEORGES P/LOCKVIEW**

Elem Schl: **HOLLAND RD**

Possession: **NEG.**

Overview

Very private and nicely treed lot with perfect western exposure for the 24x12 above ground pool and decking. Bright oak kitchen with centre island, eating area and ceramic floors. Separate dining room with HW floors, formal LR, plus lrg master bedroom with 3pc Ensuite and 2 more bedrooms + full bath on main floor. Hardwood stairs to lower level with Family room with propane fireplace, 4th bedroom/office, 2pc bath and laundry room. Freshly painted and in excellent condition complete with heatpump, cove molding, large deck, storage shed and privacy as well as brooks on property.

Directions

Fall River to Lake Fletcher to Holland Rd

Type: **Single Family**
Style: **Split Entry, Detached**
Title to Land: **Freehold**
Property Size: **1.0 -2.99 Acres**
Land Features: **Level, Wooded/Treed, Landscaped**

Access:

Heating: **Heat Pump**
Garage Type: **Attached, Double**
Water: **Drilled, Well**
Sewer: **Septic**
Services: **Electricity, Telephone, Cable**
Rental Equipm.: **Water Heater, Propane Tank**

Exterior: **Alum/Vinyl**
Driveway: **Double, Gravel**
Foundation: **Full, Fully Developed, Walkout**
Features: **Deck/Patio, Central Air, Central Vacuum, Alarm System, Above-Ground Pool, Fireplace(s), Ensuite**
Roof: **Asphalt Shingle**
Flooring: **Carpet, Wood, Ceramic/Marble**

Inclusions

Pool and accessories, central vac, alarm system, microwave, shed 12x12 - 2 storey and wired, dishwasher, washer & dryer, fridge, freezer, pump for gardens & lawn, water softener, vinyl windows.

Exclusions

Bedrooms: **3+1**
Bathrooms: **2 1 1**
Rental Income: **NO**
Building Age: **12**

Sign: **Yes**
Lockbox: **Yes**
Road: **Public**
CSA #: **NA**
Migrated: **YES**
HST: **NO**
PCDS: **Yes**
Matrim.:
Serial #: **NA**

Garage: **Yes** Gar.Details: **DOUBLE ATTACHED 26X22**
Water Access: **No** Water:
Building Colour: **GREYISH**

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	17X13	MAIN FLOOR	DINING ROOM	12X10
MAIN FLOOR	KITCHEN	17.11X11	MAIN FLOOR	MASTER BEDROOM	13.1X12
MAIN FLOOR	BEDROOM	12X11	MAIN FLOOR	BEDROOM	11X10
MAIN FLOOR	BATH (# pieces 1-6)	1-4PC/1-3PC	BASEMENT	FAMILY ROOM	22X13.1
BASEMENT	BEDROOM	10X9	BASEMENT	LAUNDRY	16X10
BASEMENT	BATH (# pieces 1-6)	2PC			

Assessment: **\$161700** Taxes: **\$2039 (2007)** Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

Listing Office: **RE/MAX NOVA - A579**

Compliments of: **JERRY MURPHY: 902-456-3730 jamurphy@accesswave.ca RE/MAX NOVA - A579: 902-835-8900**

Information on this site is distributed by the NSAR. The information provision and inputting of that information is done by members of NSAR. NSAR accepts no responsibility for its content and accuracy.