



## GREENWAY REALTY LTD LISTING INFORMATION

Property Address: 8 Menzie Place	Listing #: 2012-14
Legal Description: Lot 569-34, Plan 746	Telephone: 874-2232
Vendor: Vossler/Cook	Taxes: \$1,806.62
Price: \$260,000	Deposit: \$1,000
Showing Instructions: Call ahead	Style: Bungalow
Construction: Wood frame, concrete foundation	Age: Approx 1971-1975
Lot Size: 54' x 117' x 70' x 117'	Neighbourhood: Residential
Floor Area: 1,104 sq.ft.	Bedrooms: Three upstairs, one down
Rooms: 7	Bathrooms: Two – 1 up, 1 down
Fireplace/Woodstove: Blaze King wood stove in basement family room. Inspection certificate available.	Heating: Propane furnace & h/w heater 2010
Basement: Full developed with large family room, 3-piece bathroom, 1-bedroom, large laundry w/double tubs, good storage area.	Landscape: Grass, trees, deck, hot tub, fenced, shed, partially paved driveway
Exterior: Vinyl siding & insulation & exterior doors 2007, shingle roof 2000, windows 2000	Garage: No. Garden shed
Possession Date: Immediate	Heating costs avg \$128/mo, plus 4/5 cords of wood in winter
<b>Special Features &amp; Remarks:</b> Very nicely upgraded & maintained, energy efficient home on quiet cul-de-sac, in sought-after location. 4 brms, 2 bathrooms, nice size living/dining, kitchen with new cabinets, 3 appliances, new laminate flooring. Finished basement with big recreation room, wood stove, 1-bedroom, bathroom, large laundry, washer/dryer, storage area. Nicely landscaped yard w/big deck, hot tub, shed, fenced yard & partially paved driveway. A very nice home at appraised value.	
<b>Chattels/Fixtures included in sale:</b> Fridge, stove, dishwasher, washer, dryer, window coverings, hot tub	
<b>Chattels/Fixtures excluded from sale:</b>	
<b>Listing Agency:</b> Greenway Realty    Phone: 874-2232    Cell: 876-1267    Fax: 867-874-2249	
<b>Email:</b> <a href="mailto:suewest@greenwayrealty.ca">suewest@greenwayrealty.ca</a> <b>Website:</b> <a href="http://www.greenwayrealty.ca">www.greenwayrealty.ca</a>	
<b>Listing Salesperson:</b> Sue West	

