



## GREENWAY REALTY LTD LISTING INFORMATION

Property Address: 4 Fir Crescent	Listing #: 2012-12
Legal Description: Lot 553-112, Plan 991	Telephone: 874-2232
Vendor: Aylward	Taxes: \$990.50
Price: \$110,000	Deposit: \$1,000
Showing Instructions: Have key	Style: Mobile home & addition
Construction: Wood frame	Age: 1976
Lot Size: 57'x100'	Neighbourhood: Residential
Floor Area: 1064 sq.ft.	Bedrooms: Three
Rooms: 7	Bathrooms: On 4-piece
Fireplace/Woodstove: Woodstove in family room 2006, propane auxiliary heater in family room	Heating: Oil furnace 1999, propane h/w heater 2000, Oil tank 2005, propane auxiliary heater in family room
Basement: No. Insulated skirting, blocked foundation	Landscape: Front & rear decks, fire-pit, fenced yard, paved driveway. Recreation park at rear.
Exterior: Vinyl siding, 1.5" Styrofoam insulation, metal & shingle roof cover	Garage: No. Garden shed, wood shed
Possession Date: Immediate	
Special Features & Remarks: Spacious 3-bedroom mobile home, 1 newly remodeled bathroom, master brm w/walk-in closet, large family room addition w/storage closet, woodstove & auxiliary heat. Big, bright kitchen/dining room with Bay window, nice size living room, laminate, lino & carpet flooring. Upgraded windows, siding, insulation, oil furnace, oil tank. Nice fenced yard with access to recreation park at rear of property. <u>Good first home or rental income property.</u>	
Chattels/Fixtures included in sale: Fridge, stove, dishwasher, washer, dryer woodstove, window coverings.	
Chattels/Fixtures excluded from sale:	
Listing Agency: Greenway Realty Phone: 874-2232 Cell: 876-1267 Fax: 867-874-2249	
Email: <a href="mailto:suewest@greenwayrealty.ca">suewest@greenwayrealty.ca</a> Website: <a href="http://www.greenwayrealty.ca">www.greenwayrealty.ca</a>	
Listing Salesperson: Sue West	

