



GREENWAY REALTY LTD LISTING INFORMATION

Property Address: 17, 104 Street	Listing #: 2012-09
Legal Description: Lot 9, Block M, Plan 123	Telephone: 874-2232
Vendor: Benwell	Taxes: \$1,885
Price: \$175,000	Deposit: \$1,000
Showing Instructions: Have key	Style: Bungalow
Construction: Wood frame	Age: 20 years
Lot Size: 100'x150'	Neighbourhood: Residential
Floor Area: 1330 sq.ft.	Bedrooms: Four
Rooms: 8	Bathrooms: One full
Fireplace/Woodstove: Woodstove 8 years old	Heating: Oil furnace, new oil tank, woodstove 8 yrs, new electric h/w heater
Basement: No. Steel piling foundation, 2"x6" insulated skirting	Landscape: Large trees at rear, gravel driveway
Exterior: Wood siding, metal roof	Garage: Steel, detached 16'x20'
Possession Date: Immediate	Water tank: 325 galls, new concrete sewer tank 700 galls
Special Features & Remarks: Single level, energy efficient home with 8" walls. 4 brms, 1 full bath, open living, dining & kitchen w/woodstove. New triple pane windows in living/kitchen, the rest double pane, new 2"x6" insulated skirting, new interior paint, large front & back entry mudrooms, heat traced sewer line, water lines inside. 16'x20' steel garage/workshop on concrete pad, 2 garden sheds, gravel driveway. Large private lot on Vale Island.	
Chattels/Fixtures included in sale: Fridge, gas stove, range hood, stacking washer/ dryer, woodstove	
Chattels/Fixtures excluded from sale:	
Listing Agency: Greenway Realty Phone: 874-2232 Cell: 876-1267 Fax: 867-874-2249	
Email: suewest@greenwayrealty.ca Website: www.greenwayrealty.ca	
Listing Salesperson: Sue West	

