



GREENWAY REALTY LTD LISTING INFORMATION

Property Address: 6 Balsam Drive	Listing #: 2012-13
Legal Description: Lots 49 & 50, Plan 917	Telephone: 874-2232
Vendor: Braun	Taxes: \$1,503.26
Price: \$169,000	Deposit: \$1,000
Showing Instructions: Have key	Style: Completely re-built double-wide to conventional home standards for insurance purposes
Construction: Wood frame	Age: 1972
Lot Size: 2 lots – 100'x50' & 57'x102'	Neighbourhood: Residential
Floor Area: 1063 sq.ft.	Bedrooms: Three
Rooms: 7	Bathrooms: One full
Fireplace/Woodstove: No	Heating: New propane-fired fan coil hot water heat boiler, & propane h/w heater
Basement: No. Steel pilings, insulated skirting	Landscape: Grass, trees, paved driveway, fencing, playground park at rear
Exterior: Wood siding, asphalt roll roof cover 2005	Garage: Older, detached, double with concrete floor, garden shed
Possession Date: Immediate	
Special Features & Remarks: Totally remodeled inside & out. 3 brms, 1 full bath on 2 lots close to hospital, schools, shopping. Lovely eat-in kitchen w/stainless appl, Oak cabinets, granite sinks. Separate living room w/hardwood floor. Large room at rear entrance ideal for office, playroom, etc. Well insulated, all new including plumbing & wiring. Nothing to do here, just move in and relax.	
Chattels/Fixtures included in sale: Stainless steel fridge, stove, dishwasher, white microwave range-hood, washer, dryer, some window coverings. "FABULOUS BUY AT \$169,000"	
Chattels/Fixtures excluded from sale: Area rugs negotiable	
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