



GREENWAY REALTY LTD LISTING INFORMATION

Property Address: 40 Cranberry Crescent	Listing #: 2010-44
Legal Description: Lot 1805, Plan 3925	Telephone: 874-2232
Vendor: Chambers	Taxes: \$2658.26
Price: \$315,000	Deposit: \$1,000
Showing Instructions: Call ahead	Style: Raised Bungalow
Construction: Wood frame, R-40 roof, R-27 walls	Age: Above grade 1986 (remodeled), basement 2006
Lot Size: 65'x120'	Neighbourhood: Residential
Floor Area: Concrete footings & preserved wood. 1100 sq.ft. on main, 1100 sq.ft. basement	Bedrooms: 5 brms
Rooms: 8	Bathrooms: 2.5 bathrooms
Fireplace/Woodstove: No	Heating: Propane furnace 2006, 2 propane water heaters 2006
Basement: Full basement w/family room, 2 large brms, 1 full bath, laundry, mechanical room	Landscape: Grass, paved driveway, deck
Exterior: Vinyl siding, shingle roof	Garage: 24'x26' double detached, insulated, lined, heated
Possession Date: Immediate	
Special Features & Remarks: Family home on fully finished basement. 3 brms & 1.5 bathrooms upstairs, bright open living, dining & kitchen w/sliding doors to deck, laminate, carpet, lino & ceramic flooring. Lower level has two huge brms, 1 full bathroom, family room, laundry, mechanical room. This 1986 house was completely remodeled inside & out in 2006 & put on a new basement. Situated in a new subdivision with green space at rear & on the school bus route. Immediate possession available.	
Chattels/Fixtures included in sale: Fridge, stove, dishwasher, washer, dryer, window coverings, satellite dish	
Chattels/Fixtures excluded from sale:	
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