



GREENWAY REALTY LTD LISTING INFORMATION

Property Address: 29 Balsam Drive	Listing #: 2012-07
Legal Description: Lot 553-178, Plan 917	Telephone: 874-2232
Vendor: Newman	Taxes: \$1,340.50
Price: \$168,000	Deposit: \$1,000
Showing Instructions: Call ahead	Style: Mobile home & additions
Construction: Wood frame	Age: Approx. 1975
Lot Size: 55'x100'	Neighbourhood: Residential
Floor Area: 1488 sq.ft. (12x67 +14x30 + 12x22)	Bedrooms: 3 or 4
Rooms: 9	Bathrooms: 1 full, new soaker tub, floor tiles
Fireplace/Woodstove: Pellet stove 2010 (inspection available)	Heating: High efficiency propane furnace 2002, propane h/w heater 2000
Basement: N/A. Timber beams & blocking, new insulated skirting. Gas lines & plumbing lines new 2002, some new wiring, new breaker panel	Landscape: Grass, trees, fencing, new front & rear porches
Exterior: Vinyl siding, shingle roof, new windows except two, 2002	Garage: Portable 12x23, new 12x16 insulated shed, 60 amps, lights & power, roller door, ramp
Possession Date: Immediate	
Special Features & Remarks: Spacious, comfortable mobile home & additions. Large living room with Pellet stove, open kitchen/dining & family room, huge entry room with storage, 3 bedrooms could be 4, or an office/den, laundry w/new flooring & cabinets. North side, brm, bath, & laundry has been double insulated for energy efficiency. New 12'x16' insulated shed with roller door, 60 amp service, power & lights, 12'x23' portable garage, new front & rear porch decks, fenced yard. A good starter home.	
Chattels/Fixtures included in sale: Fridge, stove, dishwasher, washer, dryer, window coverings, pellet stove, shed	
Chattels/Fixtures excluded from sale:	
Listing Agency: Greenway Realty Phone: 874-2232 Cell: 876-1267 Fax: 867-874-2249	
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Listing Salesperson: Sue West	

