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|------------|--------------------------|-------------|----------|
| District: | Town of Teulon | MLS: | 1713275 |
| Legal: | Lot 8, Blk 3, Plan 17971 | Bedrooms: | 3+ |
| Zoning: | Residential | 2016 Taxes: | 2,780.19 |
| Occupancy: | Vacant | Year Built: | 1957 |

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|------------------|-----------------|-------------|-------------------|
| Style: | Bungalow | PRICE: | \$259,000 |
| Lot: | 99' x 260' | Landscaped: | Beautifully |
| Front Exposure: | North | Fenced: | No |
| Size: | 1305 sq. ft. | Exterior: | Vinyl |
| (Lower): | Finished | Flooring: | w-w carpet, vinyl |
| Heating: | F/A natural gas | Fireplace: | No |
| Possession Date: | Immediate | | |

Main Level:

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|-----------------|-----------------|-------------|-----------------|
| Living Room: | 19.75' x 11.67' | Sunroom: | 19.50' x 11.83' |
| Dining area: | 12.08' x 8.75' | Kitchen: | 12.08' x 7.50' |
| Master Bedroom: | 12.25' x 10.25' | Bedroom 2: | 10.25' x 9.0' |
| Bedroom 3: | 10.75' x 8.92' | 4-pce Bath: | 7.25' x 5.0' |
| Entrance hall: | 9.67' x 4.08' | | |

Basement:

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|---------------|-----------------|---------------|-----------------|
| Rec Room: | 19.67' x 18.50' | Addtl room: | 11.67' x 10.83' |
| Utility Room: | 12.17' x 8.08' | Addtl room: | 11.58' x 14.0' |
| 2-pce Bath: | 4.67' x 4.67' | Cold Storage: | 6.25' x 3.33' |

Included in Price:

Fridge, stove, washer, dryer, water softener, iron filter, pool table.

Remarks:

CELEBRATE the GOOD LIFE in this METICULOUSLY maintained 1305sf bng feat 3+ bdrms, 1.5 bths, an O/S 22x25 AT/2 w/dual openers on vast 99'x260' corner lot. First JAW-DROPPING stop is the DECADENT sunrm added '01 & feat FIREPLACE in custom wall unit w/accent oak & pot lighting. East, west & south wdws PLUS dr to 16x14 deck ensures you'll never miss another sunrise/sunset. The spacious lvgrm is paved in w-w carpet w/lge pic wdw opening to the dn area. The kit is a smaller yet vibrant & functional space feat updated flring & cntrtops, a lower & upper bank of cabs, b/i dshwr, dbl s/s sink & garburator w/backyard views. Three generous bdrms w/their respective closets, w-w carpet are all located within steps of the 4-pce bth w/JETTED TUB. The lower level feats RECRM area w/pool table, b/i storage closets, utility rm, cold storage & 2 addtl rms. The addtl rms are used as bdrms, 1 of which feats a 2-pce Ensuite. C/A '01, wdws '13, AT/2, UPGRADED insul, siding & sunrm addtn '01. Solid w/exceptional curb appeal!