

|            |                |             |          |
|------------|----------------|-------------|----------|
| District:  | Town of Teulon | MLS:        | 1714861  |
| Address:   | 109 Highway 7  | Bedrooms:   | 2        |
| Zoning:    | Residential    | 2015 Taxes: | \$769.37 |
| Occupancy: | Vacant         | Year Built: | Unknown  |

|                  |            |                 |                 |
|------------------|------------|-----------------|-----------------|
| Style:           | Bungalow   | PRICE:          | \$117,000       |
| Lot:             | 60' x 213' | Front Exposure: | East            |
| Size:            | 736 sq.ft. | Exterior:       | Wood siding     |
| Possession Date: | Immediate  | Flooring:       | Laminate, vinyl |
| Heating:         | Baseboard  | Heat Fuel:      | Electric        |

| Main Level:   |                |                 |                |
|---------------|----------------|-----------------|----------------|
| Living Room:  | 13.50' x 8.83' | Bedroom 1:      | 13.50' x 8.0'  |
| Bedroom 2:    | 7.67' x 7.75'  | Eat-in Kitchen: | 17.25' x 9.33' |
| Utility Area: | 10.17' x 7.67' | Entrance Area:  | 10.58' x 6.58' |

| Parking: |      |
|----------|------|
| Garage:  | None |

#### Included in Price:

Fridge, stove, washer, dryer

#### Remarks:

MOVE-IN ready! If you're a first time buyer=AFFORDABILITY. If you're an INVESTOR=tenant ready now with APPLS. Looking to RETIRE?=MN FLR everything. First impression? a TIDY TREASURE! A WELL MAINTAINED & conveniently located 736 sf, 2 bdrm, 1 bth bng on stunning 60'x213' yard. First step inside WELCOMES you to the large, SPACIOUS ENTRYWAY w/convenient 2nd dr for immediate access to the LUSH backyard. With ROOM to GARDEN & screened GAZEBO, all you need is a good book! The lvngrm w/newer flring is bathed in the east SUN & steps from the eat-in kit. Open to one another, the BLENDED kit & dn areas are also KISSED by the WARMTH of the east sun. The kit is an inspiring DELIGHT & has been REFRESHED w/newer cabinets. The mn bdrm FEATURES b/i storage & tv wall mount whilst the 2nd bdrm is a smaller FOOTPRINT. Both are CONVENIENTLY located to a cheery 4-pce bth w/bead board accent. The utility area is home to the washer, dryer & fridge. UPGRADES: 2010 metal roof, 2003 well, 2002 plumbing. MAKE IT YOURS! Call today.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. I recommend to the Buyer(s) that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.