

District:	Town of Teulon	MLS:	1630415
Address:	43 Fourth Ave SE	Bedrooms:	2
Zoning:	Residential	2016 Taxes:	\$1,417.73
Occupancy:	Vacant	Year Built:	Unknown

Style:	1½ storey	PRICE:	\$159,900
Lot:	150' x 120'	Front Exposure:	North
Size:	845 sq. ft.	Exterior:	Vinyl
Possession Date:	Immediate	Flooring:	w-w carpet, hrdwd, vinyl
Heating:	Baseboard	Heat Fuel:	Electric

Main Level:			
Living Room:	13.58' x 13.42'	Bedroom Mn Flr:	11.0' x 9.42'
Bedroom Upper:	10.0' x 10.0' + jogs	Kitchen:	13.58' x 9.58'
Dining Area:	11.0' x 9.58'	Livingrm:	13.58' x 13.42'
4-piece Bathroom:	6.75' x 5.0'	Laundry Area:	9.25' x 6.58'

Parking:	
DT/1 ~ 24' x 15'	Insulated, conc flr, auto opener

Included in Price:

Addtl vacant lot. Fridge, stove, washer, dryer, freezer, sump pump, storage shed

Remarks:

LOADED with goodies! 845 sf, 2 br, 1 bth, 1½ storey w/insul DT/1 in a PREMIUM LOCATION walking distance to Green Acres PARK, shopping, restaurants, banks & schools. HEY! there is also a BONUS 50' neighboring vacant LOT on separate title providing overall exceptional PURCHASE VALUE! All-in-all, the 150'x120' lot ensures plenty of green space & ROOM TO ROAM. E-Z keep vinyl siding & NEWER VINYL WDWS let's you focus on the more important things: family & memorable good times. The lvngrm feats HRDWDS & picture wdws w/north & EAST views. From the lvngrm, there is a TIMELESS archway entry into the kitchen which is CHEERY & BRIGHT offering good storage capacity w/OPEN VIEWS to the dining area. A design for today, the dining area is slightly elevated & feats GORGEOUS wdws w/direct views to the backyard & PICNIC-PERFECT south DECK. There is a bdrm on the mn flr, a 4-pce bth & MN FLR LAUNDRY area. There is LOFT-STYLE bdrm on the upper level w/unique BIRDS-EYE east & south views. Dont miss this exceptional buy!

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.