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| District: | Town of Teulon | MLS: | 1803427 |
| Address: | 159 Seventh Ave | Bedrooms: | 2 |
| Zoning: | Residential | 2017 Taxes: | \$ |
| Occupancy: | Owner | Year Built: | 1980 |

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|------------------|-------------|-----------------|-------------------|
| Style: | Bungalow | PRICE: | \$195,000 |
| Lot: | 160 x 120 | Front Exposure: | North |
| Size: | 1075 sq.ft. | Exterior: | Wood siding |
| Possession Date: | TBD | Flooring: | w-w carpet, vinyl |
| Heating: | Baseboard | Heat Fuel: | Electric |

| Main Level: | | | |
|----------------|-----------------|-----------------|----------------|
| Living Room: | 16.08' x 11.75 | Eat-in Kitchen: | 17.08' x 10.0' |
| Entrance Area: | 5.42' x 11.67' | Utility Area: | 9.83' x 8.0' |
| Kitchen Style: | Eat-in | Bedroom 1: | 9.50' x 10.67' |
| Mstrbdrm: | 11.83' x 10.67' | 4-pce bath: | 9.33' x 5.0' |
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| Parking: | |
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| Garage: | 24'x24' insulated, attached, work bench area |

Included in Price:

Fridge, stove, washer, dryer, one shed, garage door opener

Remarks:

FABULOUS location, E-Z keep and SUPERB VALUE all around! It's your time to reap all the benefits of this well-maintained 1075 sf, 2 br, 1 bth bng. VALUE #1: located on a DOUBLE LOT (160x120) in town that is walking distance to everything! VALUE #2: NEWLY renovated bath, updated flring and a crisp coat of paint making it MOVE-IN READY for you!. VALUE #3: Great PRICE POINT at just \$195k (home w/insul double garage, double lot, APPLIANCES, storage shed). VALUE #4: and STEPS to PARK, DAYCARE and museum. Once inside, everything is located on ONE LEVEL - no stairs - with double attached INSULATED GARAGE complete with workbench area. With AMPLE NATURAL LIGHT you'll love the eat-in kitchen that transitions easily into the ENTERTAINMENT-ready, spacious livingrm. Both bdrms are central to a NEWLY RENOVATED 4-pce bth with new tub/tub surround, flring, toilet. With the bdrms facing south, views of the backyard ENSURE PRIVACY. A spacious utility/storage area and GRAND WELCOMING AREA round this great value!

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.