

District:	RM of Armstrong	MLS:	1816552
Legal:	Lot 3 Plan 44062	Bedrooms:	3 + 1
Zoning:	Residential	2013 Gross Taxes:	\$4,836.58
Occupancy:	Vacant	Year Built:	2010

Style:	Raised Bungalow	PRICE:	\$287,000
Lot:	100' x 436'	Landscaped:	Yes, beautifully
Front Exposure:	South	Fenced:	No
Size:	1370 square feet	Exterior:	Vinyl
(Lower):	Insulated/drywalled	Flooring:	Marble tile, hrdwd
Heating:	F/A Electric	Fireplace:	No

Main Level:

Living Rm:	23.17' x 14.58'	Kitchen:	21.67' x 12.33'
Master bdrm:	14.92' x 11.92'	Bedroom 2:	12.92' x 9.92'
Bedroom 3:	11.08' x 10.0'	4-pce Ensuite/Mn:	11.83' x 9.5'

Lower Level:

Rec Room:	25.75' x 18.25'	Bedroom 4:	12.92' x 12.0'
Addt/Bike Park Area	27.25' x 12.42'	3-pce Bath:	8.58' x 5.0'

Workshop and Outbuildings:

30' x 40' workshop w/200 amp panel, 220v plus, F/A electric furnace, concrete flr, insulated, insulated shop doors with dual Lift Master Openers, storage shelving, water tap, ceiling fans. Additional 12' x 18' metal clad shed and 11' x 10' vinyl clad shed matching shop and home exterior.

Remarks:

PLEASE READ CAREFULLY...it doesn't add up, but it is correct. We're offering FOR HER: 2010 custom blt, raised bng w/ 3+1 brs, STUNNING kit w/wood cappuchino cabs w/undermnt accent lighting, BRUSHED NICKEL accents, marble tiled flr, center island, slide-out pantry, 3-seat brkfast bar all open to BRIGHT SOUTH LIVING RM paved in HARDWOODS. Spacious Mstrbdrm w/hrdwd & beautiful 4-pce ENSUITE/mn bth w/marble flr, contoured MAAX jetted tub & so much more! FOR HIM: 30'x40' HEATED/INSUL WORKSHOP w/insul drs & dual Lift Master openers, 200 amp panel w/220v, addtl 12'x18' plus 11'x10' shed for ALL the tools & toys! OWN A HARLEY? know someone who does? Ever dreamed of PRKING THE BIKE INSIDE your home? Well, we've got that covered too! SPECIALLY DESIGNED so that you can drive your bike inside & enjoy the bragging rights of looking at & POLISHING YOUR IRON year round! FOR BOTH: mn flr Indry, exceptional entertainment space on both lvls, beautifully landscpd 1 acre yard, central air, raised porch, low taxes, no gravel!