



Status: Active **List Condit:** Y **MLS (R) #** 715318
Bedrooms: 3+1 Total: 4 **Bathrooms:** 3 Ensuite: 1 **LP:** \$319,900
Dist/Neigh: 707 **Munic:**
Roll: 0511011013800070000 **1st Refusal:** No
NeighNm: Harmony **PC:** K0C 2K0
AvailLse: No **Relisted:** **MLS (R) #** (if for rent)
Legal: PLAN 116 LOT 7
Fronting: North **XRef:**

ROOM LEVELS AND DIMENSIONS

LVGRM Main 18.10 X 14.10	MBED Main 15.40 X 12.60	Rm1: 3 Piece Bathroom Lower Level
DINRM Main 14.20 X 11.40	BED2 Main 12.10 X 9.30	Rm2: Other (See Rem) Lower Level 7.70 X 6.00
KITCH Main 19.10 X 9.00	BED3 Main 12.60 X 8.80	Rm3: Workshop Lower Level
FAMRM Lower Level 24.00 X 16.00	BED4 Lower Level 17.50 X 10.40	Rm4:
DEN Lower Level 18.00 X 10.00	LAUND Lower Level	Rm5:
FBATH Main	PBATH	Rm6:

DESCRIPTION

Style: Detached **Type:** Bungalow **Season:** No **YB:** 2003/Approx **ZN:** Rural Residential **BBG:** 1 **BAG:** 3
Bldr: Custom **Model:** **Remodel:** **EB:** 1 **BD:** 4 **TB:** 3
Poss Info: 60 days or TBA **# of Days:** **Date of Poss:** **Occup:** Owner
Retro: No **LotSz:** Imp: 207.02 X 199.31 **#Cover:** 2 **Irr:** N
Acr/Hct: 1.00 **Surv Yr:** 2003 **#Gar:** 2 **TotalPk:** 6
NeighInf: Golf Nearby, Paved Road, Highspeed Available, Shopping Nearby **Parking:** 2 Garage Attached
Site: Deck, Exercise Room, Family Oriented, Private, School Bus, Verandah **Features for Disabled:** N
Const: **Roof:** **Exter:** Brick **Bsmt:** Full
Flooring: Hardwood, Tile, Carpet W/W & Mixed **Foundtn:** Poured Concrete **RntEq:** Alarm monitoring, roof modem
BsmtDev: Fully Finished
Appl: Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer
Feat: Air Exchanger, Alarm System, Auto Garage Door Opener, Window Blinds, Central/Built-In Vacuum, Drapes, Drapery Tracks, Water Treatment, Wood Stove
Restr: **Exclus:** Generator, Modem on Roof

UTILITIES INFORMATION

Heat: Forced Air **AC:** Central Air Conditioning **Water:** Drilled Well **Sewer:** Septic Installed
Fuel: Oil **Finished FP:** 1 **Roughed-in FP:** **FPFuel:** Wood

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Assoc/Com Area Fee:** \$0 **Taxes/Yr:** \$3,900 / 2008
Int Rate: **1st Assum w/Qual:** N **Assoc Fee Frequency:** **Assmt/Yr:**
Date Due: **Seller Take Back:** No **Loc Impr:**

OTHER PROPERTY INFORMATION

Multi Media: **URL Audio:**
URL Broch: **OWeb1:**
URL Map: **Addit Images:**

DIRECTIONS / REMARKS

Directions: South on Hwy 31 (Bank Street) past Vernon about 2 km to Old Carriage Lane - Cloverdale Estates. Turn right and then right again at the first street. Property is on the right. It is the 'right' property!

Public Rmks: Just outside the City limits you'll find this cluster of homes known as Cloverdale Estates. Also called 'Harmony' - a place where we'd all like to live! Lovely custom-built home. Hardwd, ceramic, bright eat-in country kitchen, big living room, luxury master w/ensuite spa-tub & separate shower. Insulated, drywalled & painted 2-car garage. CVAc/AC. Extra insulation in the attic. Landscaped. Paved driveway. Showings start Jan. 21st.

Listing Brokerage: MILESTONE REAL ESTATE INC, BROKERAGE

CONDITIONAL/SOLD INFORMATION

FD: **SD:** **SP:**
PR: 01/07/09 **CD:** **DOM:**
Sale Correct: **SRD:**