

Vogue Realty Inc.

Real Estate Brokerage

P O Box 7

Kenora, On.

P9N 3X1



Tel: (807) 468-3326

Fax: (807) 468-3973

E Mail: vogue@voguerealty.ca

Internet: www.voguerealty.ca

See Also: www.realtor.ca

115 Seventh Avenue South

Offered @ \$99,500.00

1583 10-05-09 MLS #

LOT DESCRIPTION: Level 45' frontage x 50' depth.
 Located near the city centre.
Survey: Copy of building location on file
Zoning: R-1 Residential
Drive: Private, gravel driveway. **Garage:** None.
Taxes 2010: \$1258.76 estimated.
Ftge Chge: None.

IMPROVEMENTS: Detached two storey, 1140 sq ft on two levels.
EXTERIOR: Low Maintenance vinyl siding.
Insulation: Unknown **Shingles:** Asphalt.
INTERIOR: Full, unfinished basement.
Kitchen: Custom built ash kitchen cabinets.
Dining Room: Spacious dining room area.



Living Room: Spacious living room area.
Bathroom: Four piece bath, 2nd floor.
Bedrooms: Three bedrooms on the 2nd floor.
CHATELLES INCLUDED: NA.
EXCLUDED: Fridge and stove.

RENTALS EXCLUDED: NA.

HOT WATER TANK: 40 gal electric, owned.
SERVICES: **Sewer:** City. **Water:** City.
 Phone/Cable: Yes **Hydro:** 100 amp breaker.

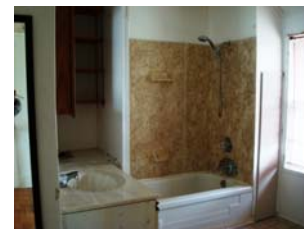
Nat Gas: Yes.
HEAT: Gas forced air furnace installed in 2003.

MORTGAGE: Treat as clear.
EXTRAS: Fenced in yard, deck & storage shed.
COMMENTS: Three bedroom home, walking distance to downtown.

NOTE: Was rented at \$850.00 per month plus gas and utilities.

SHOWINGS: Anytime, home is vacant for month of May.

POSSESSION: Negotiable.



Note: All information is from sources deemed reliable, but no responsibility is assumed regarding accuracy thereof. Properties are submitted subject to errors, omissions, change of price or condition, prior to sale, rental or without notice. **All measurements approximate.**

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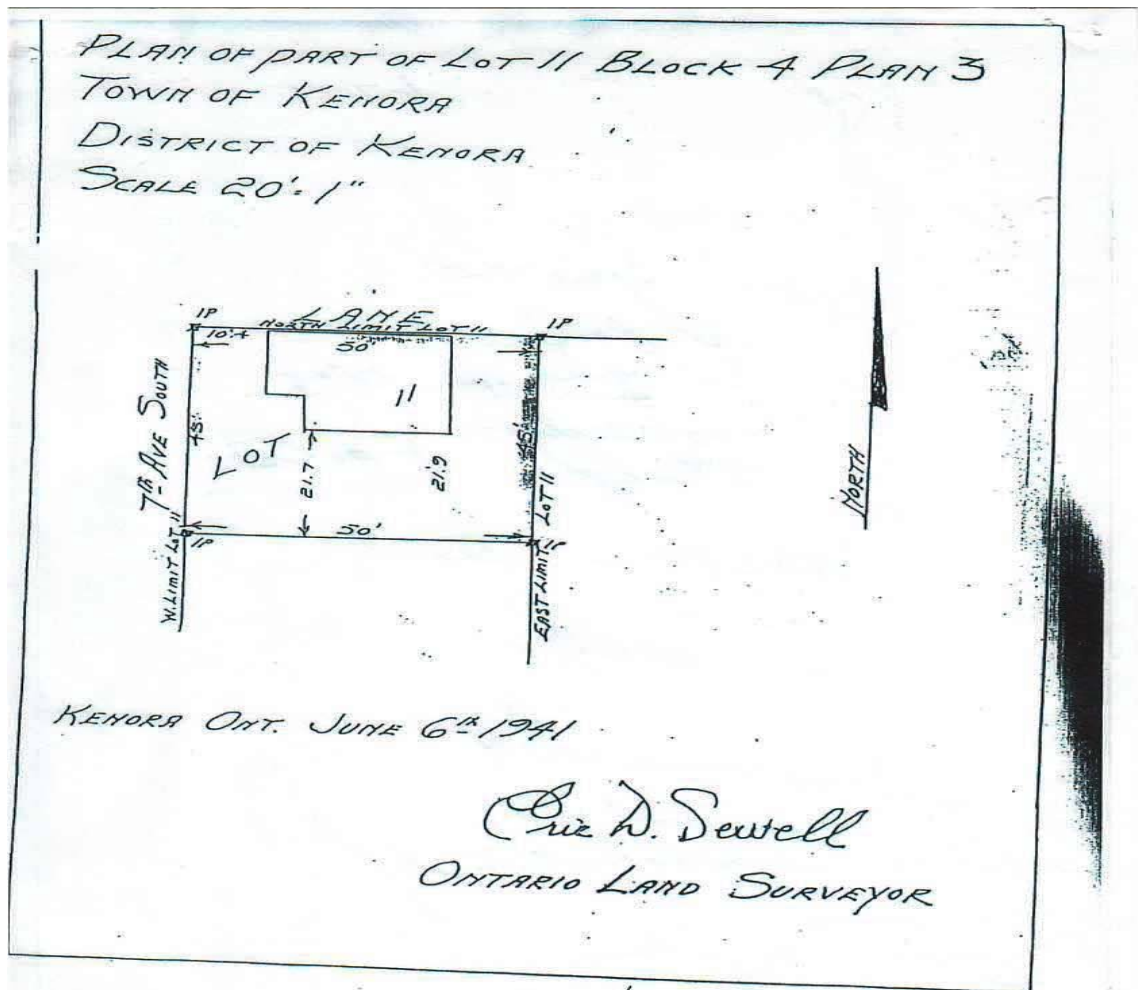
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