

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@vogurealty.ca

Internet: www.vogurealty.ca

See Also: www.realtor.ca

40 Mellick Avenue

Offered @ \$139,500.

1587 10-08-11

MLS #

LOT DESCRIPTION: 50'x150' corner lot,
Frontage on Mellick Ave & Tenth St North.
Approx. 0.17 acres.
Fenced in rear yard with gate.

Survey: No.

Zoning: R2.

Drive: Side driveway with room for two vehicles
Double rear driveway to

Garage: Detached two stall;
Power door openers;
Heated workshop.

Taxes 2010: \$2083.32.

Ftge Chge: None.

IMPROVEMENTS: Approx 780 sq. ft. on main level.
3 bedroom, detached 1 1/2 storey

EXTERIOR: Vinyl siding;
Treated wood deck off dining area;
Sliding patio doors onto treated wood deck.

Insulation: R-12 Fibreglass **Shingles:** Asphalt.

INTERIOR: Approx. 780 sq. ft. on main level.
Full, unfinished basement.

Kitchen: Eat-in 27'6"x10';
Built-in counter top stove with BBQE accessories;
Built in oven;
Built in microwave.

Dining Room: Ample sized dining area, part of the eat-in kitchen.

Living Room: Living room, 11'5"x14'.

Bathrooms: Four piece bathroom on main level



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

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Bedrooms: Master Bedroom 8'10"x 11'3" main level.
 Second bedroom 14'x 13'6" second level.
 Third bedroom 14'x 11'6" second level

CHATELS INCLUDED: Built-in Counter Top Stove with BBQ accessories
 Built-in Oven and Microwave.

EXCLUDED: Chest in living room, freezer in basement.

RENTALS EXCLUDED: Gas hot water tank.

HOT WATER TANK: Rental gas hot water tank.

SERVICES: Sewer: City. Water: City.
 Phone/Cable: Yes
 Hydro: 100 amp main breaker panel with an additional
 100A breaker sub-panel supplying garage/workshop.
 Nat Gas: Yes.
 HEAT: Forced Air Gas furnace.

MORTGAGE: Radiant gas heater in the workshop.
 Treat as clear.

EXTRAS: Built-in appliances;
 Two stall detached garage with heated workshop.
 Fenced in rear yard;
 Metal Shed,
 * **Well insulated,**
winter pictures show no ice build up on roof

COMMENTS: A well built home
 Walk to downtown;
 Spacious fenced backyard;

SHOWINGS: Prefer 24 hr notice.

POSSESSION: Negotiable.

