

# Vogue Realty Inc.

Real Estate Brokerage  
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 See Also: [www.mls.ca](http://www.mls.ca)

## 1268 Valley Drive

**Offered @ \$135,000.00**

1545 071004 MLS #

**LOT DESCRIPTION:** Level landscaped yard, irregular in shape. Ftge is 46 ft, rear is 60 ft, depth is 119 ft.

**Survey:** Building Location Survey available

**Zoning:** R-1 Residential

**Garage:** Carport allows access to rear yard

**Taxes 2007:** \$1,946.60

**IMPROVEMENTS:** 1664 sq ft, Bi-level, 3 bedrooms, 2 bathrooms (1-4pc.& 1-2pc.)

**EXTERIOR: Cladding** Brick & Stucco.

**Shingles:** Asphalt, Replaced in 2004 (Carport in May 2007)

**INTERIOR:** New carpet and vinyl installed August 2005, except Master bedroom.

Walls have been recently repainted.

**LOWER LEVEL: Kitchen:** Eat-in kitchen.

Ample cabinets and counter space.

Vinyl Flooring new in 2005.

**Living Room:** Features a large picture window.

New carpet in 2005.

**Laundry/Utility Room:** Houses a 2 pc bathroom

**UPPER LEVEL: Bathroom:** A 4 pc. Bathroom includes a jetted tub.

**Bedrooms:** Three large, carpeted bedrooms.

Master bedroom features double closets.

**CHATELS INCLUDED:** All window coverings.

Built-in dishwasher, microwave oven,

Counter top stove and wall oven.

**RENTALS EXCLUDED:** Hot water tank.

**HOT WATER TANK:** Rented.

**SERVICES: Sewer:** City **Water:** City

**Mail Delivery:** Yes **Garbage/Blue Box Pick-Up:** Yes

**Phone/Cable:** Yes/Available **Hydro:** 100 amp, breaker service.

**Nat Gas:** Yes

**HEAT:** Natural Gas forced air furnace

**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.**



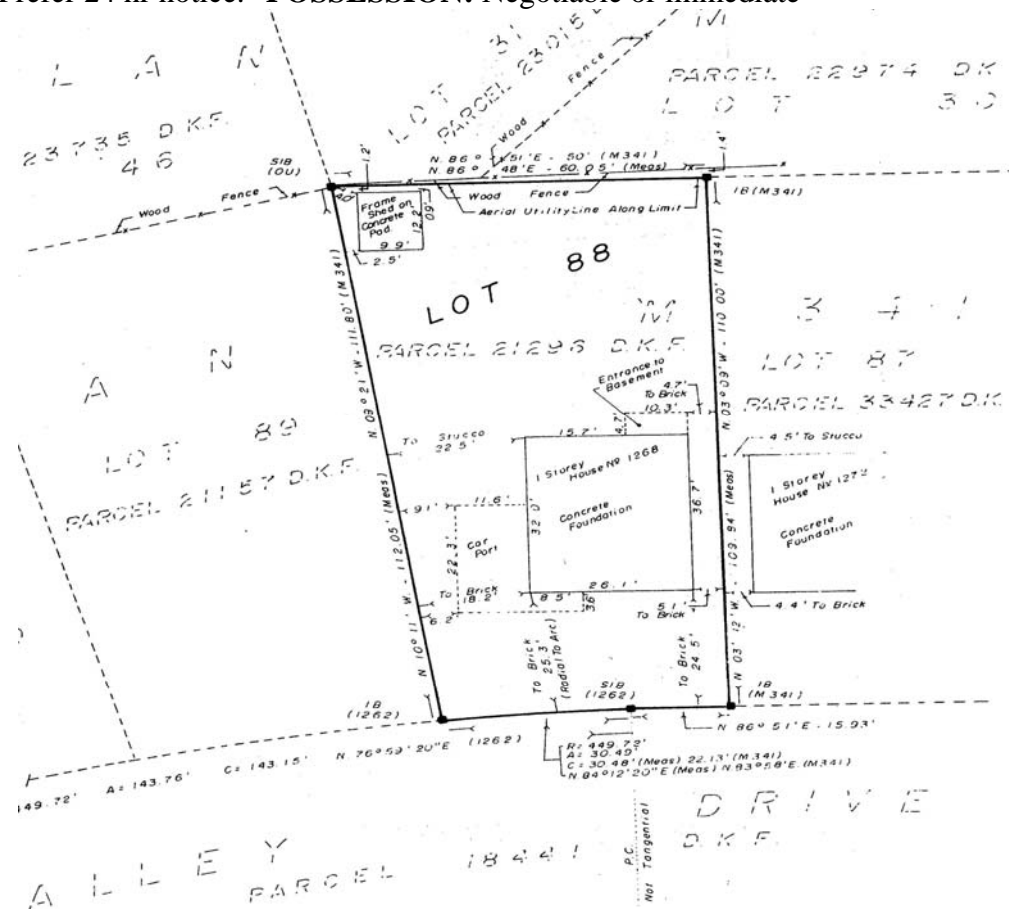
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- MORTGAGE:** Treat as clear.
- EXTRAS:** Exceptionally large bedrooms with double closets in 2<sup>nd</sup> and 3<sup>rd</sup> bedrooms.  
 Storage Shed with cement floor and electric service.  
 Satellite Dish
- COMMENTS:** Within walking distance to Elementary & Secondary schools, and Recreational facilities.
- SHOWINGS:** Prefer 24 hr notice. **POSSESSION:** Negotiable or immediate



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