

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.mls.ca

33 Lakeside Crescent

Offered @ \$209,900.00

1547 071004 MLS #

LOT DESCRIPTION: 50 ft x 125 ft
 Private rear yard backing onto a wooded area.

Survey: Lot Plan Only
Zoning: R-1 Residential
Drive: Gravel
Garage: Attached 19 ft x 20 ft
 Fully insulated and drywalled

Taxes 2007: 2,281.17

IMPROVEMENTS: 1,520 sq ft, 2 storey, 3 bedrooms,
EXTERIOR: 3 bathroom/s, Custom Built 1996

Insulation: Presumed Fibreglass

INTERIOR: Kitchen: Spacious Eat-in kitchen. Oak cabinets.
 Hardwood floor

Dining Room: Cathedral ceiling. Hardwood floor.
Living Room: Cathedral ceiling. Hardwood floor
Bathrooms: 4 pc main bath with 1 pc tub enclosure and steam shower
 2 pc bath on main floor
 2 pc ensuite off master bedroom

Bedrooms: Master bedroom with 2 pc ensuite on second floor with laundry area
 Two additional bedrooms on second floor

Family Room: On Main floor

CHATTELS INCLUDED: Fridge, Stove, Washer and Dryer, and all window coverings.

EXCLUDED:

RENTALS EXCLUDED: Hot water tank

HOT WATER TANK: Rented

SERVICES: Sewer: City **Water:** City
 Phone/Cable: Yes/Avail. **Hydro:** 125 amp electrical service
 Nat Gas: Yes **Garbage/Blue Box Pick-up:** Yes/Yes

HEAT: Natural Gas (In-floor hot water system)
 Heat costs 12 months ended Dec. 2006, \$1,340.00

MORTGAGE: Treat as clear.

EXTRAS: Formal front entry.
 Natural Gas fireplace, Built-in Dishwasher, HRV.

COMMENTS: An excellent custom built home, a great investment, in desirable lakeside area.

SHOWINGS: Prefer 24 hr notice. **POSSESSION:** Negotiable, could be quick.



Shingles: Asphalt

