

Vogue Realty Inc.



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.mls.ca

627 Fourth Ave S.

Offered @ \$162,500.00

1498 060303 MLS #

LOT DESCRIPTION:



50' x 125' lot, rear lane access.
Older copy of old house on file.
Survey: R-1
Zoning: R-1
Drive: Gravel drive off rear lane to garage.
Garage: Older single stall garage, access from rear lane.
Taxes 2005: \$1,237.79.
Ftge Chge: None.



IMPROVEMENTS:

Brand new bungalow, built in 2005, not lived in, 1,200 sq ft, 3 bedroom, bungalow. Full height, treated wood basement, poured concrete floor.

EXTERIOR:

2 x 6 construction, built 2005, Vinyl siding, Aluminium soffits, fascia and eavestrough. Willmar dual pane Argon filled windows

Insulation:

R-22 walls, R-40 attic, R-28 basement.

Shingles: Asphalt.

INTERIOR:

Kitchen:

Galley, with dining area off to side. Ample cabinets Laminated flooring.

Dining Room:

Open concept dining and living area, Laminated flooring.

Living Room:

Open concept.

Bathrooms:

One four pce bath with laundry area.

Bedrooms:

Master bedroom, 12'6" x 8'8", carpet flooring
Second bedroom, 12'6" x 8'9", carpet flooring.
Third bedroom, 12'6" x 8'6", carpet flooring.



CHATELS INCLUDED:

None

EXCLUDED:

None

RENTALS EXCLUDED:

None

HOT WATER TANK:

Electric, 40 gal owned.

SERVICES:

Sewer:

City.

Water: City.

Phone/Cable:

Yes/yes

Hydro: 100 amp, breaker service.

Nat Gas:

Yes.

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HEAT: Gas forced air furnace, new 2005
Heat costs not available as this is a new home finished September 2005.

MORTGAGE: Treat as clear.

EXTRAS: Laminate flooring, basement is drywalled with a second bathroom plumbing incorporated into poured concrete floor.



COMMENTS: New home, great lakeside location, ready for you.
New Home Warranty being applied for.

SHOWINGS: Prefer 24 hr notice. **POSSESSION:** Negotiable.

