

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

701 Ottawa Street

Offered @ \$89,900.00

1509 06-05-17 MLS #

LOT DESCRIPTION: 50' x 100' landscaped lot with plum choke cherry, apple trees and lilac bushes.

Survey: Building Location Survey. dated Feb. 27,1995

Zoning: R-1

Drive: Private gravel drive.

Garage: None

Taxes 2005 \$1,083.67, including \$90.38 local improvement tax until 2021.

Ftge Chge: Local improvement charge of \$90.38 included in taxes until 2021.



IMPROVEMENTS: Approx 990 sq ft bungalow with partial basement.

Three bedrooms, one 4 pce bathroom.

EXTERIOR: 2 x 4 construction, age is unknown

Vinyl siding, eves & soffits.

Partial basement

Insulation: Appears to be fibreglass.

Shingles: Asphalt

INTERIOR:

Kitchen: Large eat-in (16' x 11'6')
Attractive wood cabinets
New ceramic tile flooring, March 13-06

Dining Room: None

Living Room: Approx 11'2" x 25' carpet flooring,
hardwood floors under carpet

Bathrooms: One four pce, new ceramic tile tub
Surround, new ceramic tile counter,
new sink and toilet March 2006.

Bedrooms: Three bedrooms
Master bedroom, 9'3" x 8'9", hardwood under carpet.

Second bedroom, 9'3" x 7'9", carpet flooring

Third bedroom, 9'3" x 8', carpet flooring

Front Porch: Makes a great family room , approximately 6.5' x 21' and insulated.

Front Deck: Front deck is 7'6" x 25', with storage area below.

Patio: Side deck 13' x 17', with storage shed.

CHATTELS INCLUDED: Stove and fridge.

EXCLUDED: Rental gas hot water tank

RENTALS EXCLUDED: Hot water tank, gas.

HOT WATER TANK: Gas 40 gal rented.



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SERVICES: All City services.
Phone/Cable: Yes/yes
Hydro: 100 amp, breaker service.
Nat Gas: Yes.
HEAT: Mid efficient Tempstar
 Natural gas forced air.
 Costs not available. as home was
 Rental home.
MORTGAGE: Treat as clear.



EXTRAS: Newly renovated & decorated week of March 13, 2006.
 Renovations include, ceramic tile flooring in kitchen, bathroom, new ceramic tub surround, new ceramic bathroom counter, new sink & toilet. Carpeting in living room and bathrooms.
 Deck on front of home, patio and garden shed,

COMMENTS: 990 sq ft bungalow with partial basement with front and side decks, newly Renovated and ready for you.

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

