

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

804 Airport Road

Offered @ \$59,000.00

All Offer Considered

1482 050613 MLS #



LOT	DESCRIPTION:	Very picturesque property with a large rock wall in the back yard. Approx 1.28 acres.
	Survey:	Recent Lot plan only on file, Copy of older Real Property Report including Vacant land to west also on file.
	Zoning:	R-1
	Drive:	Private gravel drive, ample parking.
	Taxes 2005:	To be determined as it has just been severed off from a larger parcel.
	Ftge Chge:	Paid (\$8,500, includes hook up fees of \$500. for water & \$500. for sewer)
IMPROVEMENTS:		A storey and a half. Approx 908 sq ft on the main level, Plus approx 236 sq ft for upper level two bedrooms. Total living space approx 1,145 sq ft. One 4 pce bath, main level.
	EXTERIOR:	Appears to be 2 x 4 construction, age unknown but was built prior to 1945. Exterior is stucco. Good height basement, with outside access.
	Insulation:	Unknown
		Shingles: Asphalt

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IMPROVEMENTS:

INTERIOR:

- Kitchen:** Eat-in, vinyl flooring, 18.75 long by 11'6" & 7' 8".
Ample cabinet space.
- Dining Room:** A good sized room with a sitting area off to the side. 13'8" x 9'8".
- Living Room:** Situated just off the dining room with outside access to the front yard.
10'6" x 11'3".
- Bathrooms:** One four pce, main floor
- Bedrooms:** Master bedroom, main floor-11'3" x 8'2"
Second bedroom, main floor-9'8" x 8'1".
Third bedroom, 2nd level 13'6" x 11'3"
Fourth bedroom, 2nd level. 11'3" x 8'1"

CHATELS

- INCLUDED:** None
- EXCLUDED:** None

RENTALS

- EXCLUDED:** Hot water tank, gas rental.

HOT WATER TANK:

Gas, 40 gal rented.

SERVICES:

- Sewer:** City sewer at lot line, Presently on septic field.
- Water:** City water at lot line, Presently on a drilled well.
- NOTE:** **Sewer and water to be hooked up; and electrical service to be upgraded prior to occupancy.**
Cost to hook up sewer & water only from Ron Morgan Const is approximately \$2,500.00.

- Phone/Cable:** Yes/yes. **Hydro:** 50 amp, breaker & fuse.
- Nat Gas:** Yes. Buyer will have to upgrade prior to occupancy.

HEAT:

Gas forced air furnace.
Heat costs not available as this is an estate sale.

MORTGAGE:

None.

EXTRAS:

Very picturesque property with a nice rock wall in the back yard, a great place for a flower and shrub garden.

Outside entrance to basement.
Garden area, Pet barn and more
Country living with all city services.
With some TLC, this can be a show property.

COMMENTS:

SHOWINGS:

Can be on short notice.

POSSESSION:

Negotiable.

