



Price: <b>\$179,900</b>	MLS? #: <b>00618942</b>
Status: <b>Active</b>	
Legal Descr.:	
Address: <b>113 WOODBINE LANE</b>	
City: <b>UPPER KINGSCLEAR, E3E 1S2</b>	
Side of Road:	
Lot Size : <b>4493 SQ. METERS</b>	District: <b>FRS</b>
House Dimensions: <b>1856 SQ. FEET</b>	Sub-Dist: <b>D3</b>
Elem Schl: <b>GARDEN CREEK</b>	Zoning:
	Sec. School: <b>GEORGE ST.</b>
Possession: <b>NEG</b>	

**Overview** Very private setting! This 2 storey home sits back off the road, a great place for your children & pets to grow up. A circular driveway for easy access to the road. Main level has a large eat-in kitchen with cherry cabinets & a pantry, laundry, and french doors separate the living room & dining room plus a den and 1/2 bath. Upper level has 3 bedrooms, master bedroom with ensuite & walk-in closet & full bath. Patio door & balcony off master bedroom. Close to swimming & boating and only 15 minutes to the city!

**Directions** Hwy 102 west to Mazerolle Settlement Rd. to flashing light, turn left, right on Woodbine Ln. (at the white church.) House is on left 1.13 km s.

Type: <b>Single Family</b>	Heating: <b>Electric, Baseboard</b>	Exterior: <b>Vinyl</b>
Style: <b>2 Storey</b>	Garage Type:	Driveway: <b>Circular, Gravel</b>
Title to Land: <b>Freehold</b>	Water: <b>Well, Drilled</b>	Foundation: <b>Concrete, Fully Developed</b>
Property Size: <b>1.0 -2.99 Acres</b>	Sewer: <b>Septic</b>	Features: <b>Deck/Patio, Central Vacuum, Air Exchanger, Satellite Dish, See Remarks</b>
Land Features: <b>Landscaped</b>	Services: <b>Electricity, Telephone, Cable, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
Access: <b>Deeded Water Access, Boat Access, Year Round Road Access</b>	Rental Equipm.: <b>Water Heater</b>	Flooring: <b>Carpet, Cushion, Wood</b>

**Inclusions**  
**Exclusions**

Bedrooms: <b>3</b>	Sign: <b>Yes</b> ?	Garage : <b>No</b> Gar.Details:
Bathrooms: <b>2 \ 1</b>	Lockbox: <b>Yes</b> SPIS: <b>Yes</b>	Water Access: Water:
Rental Income:	Road:	Building Colour: <b>WHITE</b> ? ?
Building Age: <b>18</b>	On Land Titles: <b>YES</b> ? ?	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	12X21	MAIN FLOOR	BATH (# pieces 1-6)	7X8'3
MAIN FLOOR	DINING ROOM	10'2X12	2ND FLOOR	MASTER BEDROOM	11'6X21'3
MAIN FLOOR	LIVING ROOM	11'6X16	2ND FLOOR	BEDROOM	10'2X11
MAIN FLOOR	DEN/OFFICE	9'7X8'9	2ND FLOOR	BATH (# pieces 1-6)	7'6X6'5
MAIN FLOOR	BATH (# pieces 1-6)	4'4X6'2	2ND FLOOR	BEDROOM	9X12'2
MAIN FLOOR	LAUNDRY	?	?	?	?

Assessment: <b>\$164300</b>	Taxes: <b>\$1419?(2011)</b>	Improvements:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: <b>Exit Realty Advantage</b>		: