



Price: \$114,900	MLS® #: 04071485
Status: Active	
Legal Descr.:	
Address: 167 LOWER DURHAM RD	
City: DURHAM BRIDGE, E6C 1H5	
Side of Road:	District: FRN
Lot Size : 2.6 ACRES	Sub-Dist: H3
House Dimensions: 28X34	Zoning:
Elem Schl: NASHWAAK VALLEY	Sec. School: DEVON
Possession: NEG	

Overview This home is larger than it looks. Kitchen features white cabinets, pantry, stainless steel appliances and ceramic flooring. Hardwood floors throughout upper level. Separate dining area with patio doors leading to the deck at the back of the house. Hardwood stairs. Laminate flooring in the basement. Fully finished lower level features 2 large bedrooms, den and laundry room. Home is located 1.3 km to the new Marysville bypass. Many recent upgrades, list on file. Property is approx. 2.6 acres and lots of room to roam.

Directions Killarney Rd., turn left on RTE 8, cross Durham Bridge, take the 2nd left to Lower Durham Rd. #167.

Type: Single Family	Heating: Electric	Exterior: Aluminum
Style: Bungalow	Garage Type:	Driveway: Gravel
Title to Land: Freehold	Water: Well, Drilled	Foundation: Concrete
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Features: Deck/Patio, Air Exchanger, Satellite Dish
Land Features: Landscaped	Services: Electricity, Telephone, High Speed Internet	Roof: Asphalt Shingle
Access:	Rental Equipm.: Water Heater	Flooring: Wood, Ceramic, Laminate

Inclusions Fridge, stove, air exchanger; washer & dryer, built-in a/c, blinds, rods & tracks.

Exclusions

Bedrooms: 2+2	Sign: Yes	Garage : No	Gar.Details:
Bathrooms: 1 \	Lockbox: Yes	Water Access:	Water:
Rental Income:	Road:	Building Colour: BEIGE	
Building Age:	On Land Titles: YES		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	11` 1X13	LOWER LEVEL	BEDROOM	14` 10X10` 4
MAIN FLOOR	DINING ROOM	10` 2X7` 6	LOWER LEVEL	LAUNDRY	7` 10X6` 6
MAIN FLOOR	LIVING ROOM	11` 11X14` 2	LOWER LEVEL	DEN/OFFICE	11` 11X13` 3
MAIN FLOOR	MASTER BEDROOM	11` 2X11` 10	LOWER LEVEL	OTHER	17` 6X6` 5
MAIN FLOOR	BEDROOM	7` 3X8` 4	MAIN FLOOR	BATH (# pieces 1-6)	7` 8X8` 5
LOWER LEVEL	BEDROOM	14` 5X11` 3			

Assessment: **\$81600** Taxes: **\$757 (2010)** Improvements:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Exit Realty Advantage**