



Price: **\$174,900**
 Status: **Active**
 MLS® #: **03635626**

Legal Descr.:
 Address: **195 105 RTE**
 City: **KESWICK RIDGE, E6L 1A4**

Side of Road:		District: FRN
Lot Size :	3850 SQ.M	Sub-Dist: G2
House Dimensions:	28X42	Zoning:
Elem Schl:	KESWICK RIDGE	Sec. School: FHS

Possession: **NEG**

Overview Appealing bungalow offering the peace and serenity of the country but conveniently located only 15 minutes from the city. This 4 year old home offers an open concept floor plan. Large kitchen with lots of oak cabinets, 3 good size bedrooms on the main floor along with a gorgeous bath complete with Jacuzzi tub. There is hardwood and ceramic flooring throughout the main floor. Lower level is partially finished. The rest of the basement is wide open to put your own touches on. Nicely landscaped lot with storage barn.

Directions Route 105, just past TNT Building Supplies - on left.

Type: Single Family	Heating: Electric, Baseboard	Exterior: Vinyl
Style: Bungalow	Garage Type:	Driveway: Double, Gravel
Title to Land: Freehold	Water: Well	Foundation: Partially Developed
Property Size: 0.5 -0.99 Acres	Sewer: Septic	Features: Air Exchanger, See Remarks
Land Features: Landscaped	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access: Year Round Road Access	Rental Equipm.: Water Heater	Flooring: Wood, Ceramic, Laminate, Cushion/Tile/Lino

Inclusions
Exclusions

Bedrooms: 3	Sign: Yes	Garage : No	Gar.Details:
Bathrooms: 1 \	Lockbox: Yes	Water Access:	Water:
Rental Income:	Road:	Building Colour: GOLD	
Building Age: 4	On Land Titles:		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	BEDROOM	10X11	MAIN FLOOR	FOYER	12X5
MAIN FLOOR	BEDROOM	13.6X12	MAIN FLOOR	LIVING ROOM	13X15
MAIN FLOOR	KITCHEN	12X19	MAIN FLOOR	BATH (# pieces 1-6)	11X7
MAIN FLOOR	BEDROOM	9X11	LOWER LEVEL	FAMILY ROOM	12` 6X36` 6

Assessment: **\$161900** Taxes: **\$1422 (2011)** Improvements:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Exit Realty Advantage** :