



Price: <b>\$110,000</b>	MLS? #: <b>03629984</b>
Status: <b>Active</b>	
Legal Descr.:	
Address: <b>2485 ROUTE 620</b>	
City: <b>HAMTOWN CORNER, E3A 6P2</b>	
Side of Road:	District: <b>FRN</b>
Lot Size : <b>4148 SQ. METERS</b>	Sub-Dist: <b>G3</b>
House Dimensions: <b>24 X 34</b>	Zoning:
Elem Schl: <b>STANLEY ELEMENTARY</b>	Sec. School: <b>STANLEY HIGH</b>
Possession: <b>NEG</b>	

<b>Overview</b>	Very well maintained 2 bdrm bungalow on a nicely landscaped lot just 15 minutes from Brookside Mall. Move-in condition, painted throughout (neutral colors), so many upgrades. Windows, doors, shingles have all been replaced within the last 3 years (shingles, 2010), laminate & ceramic tile throughout, very tastefully decorated. Wood stove & electric baseboard heat. Attached single car garage 12x16, wired shed, lots of yard room for kids and their pets!				
<b>Directions</b>	Royal Rd., RTE 620 #2485 on the left hand side.				
Type: <b>Single Family Bungalow</b>	Heating: <b>Electric, Wood, Baseboard</b>	Exterior: <b>Vinyl</b>			
Title to Land: <b>Freehold</b>	Garage Type: <b>Attached, Single</b>	Driveway: <b>Double, Gravel</b>			
Property Size: <b>1.0 -2.99 Acres</b>	Water: <b>Well, Drilled</b>	Foundation: <b>Slab</b>			
Land Features: <b>Cleared, Landscaped, Level</b>	Sewer: <b>Septic</b>	Features: <b>Deck/Patio, Woodstove(s)</b>			
Access: <b>Year Round Road Access</b>	Services: <b>Electricity, Telephone, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>			
	Rental Equipm.: <b>Water Heater</b>	Flooring: <b>Tile, Laminate</b>			
<b>Inclusions</b>	Woodstove, storage shed (12x16).				
<b>Exclusions</b>					
Bedrooms: <b>2</b>	Sign: <b>Yes</b> ?	Garage : <b>Yes</b>		Gar.Details: <b>12 X 24</b>	
Bathrooms: <b>1 \</b>	Lockbox: <b>Yes</b> SPIS: <b>Yes</b>	Water Access: <b>No</b>		Water: ?	
Rental Income:	Road:	Building Colour: <b>WHITE</b> ?		?	
Building Age:	On Land Titles: <b>YES</b> ? ?				
<b>Floor</b>	<b>Room</b>	<b>Size</b>	<b>Floor</b>	<b>Room</b>	<b>Size</b>
MAIN FLOOR	LIVING ROOM	12'8X15	MAIN FLOOR	BEDROOM	9'8X11'4
MAIN FLOOR	KITCHEN	10X11'5	MAIN FLOOR	BATH (# pieces 1-6)	9'7X8'5
MAIN FLOOR	BEDROOM	9'8X14'10	?	?	?
Assessment: <b>\$108500</b>	Taxes: <b>\$983?(2011)</b>	Improvements:			
Condo Fee:	Mobile/Leased Land F:				
Listing Office: <b>Exit Realty Advantage</b>	:				