



Presented by: Milt Brandson



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C3406838 **19 Canoe Road, SW** **\$462,500**



Style:	2 Storey
Home Size:	186.7 m2 / 2009 sf
Living Room:	M 5.2 x 4.0
Family Room:	M 4.9 x 4.1
Kitchen:	M 4.0 x 4.0
MST Bedroom:	U 4.6 x 3.8
Bedroom #2:	U 3.4 x 3.4
Bedroom #3:	U 4.0 x 2.9
Bedroom #4:	
Dining room:	
Bathrooms:	1-2 pc; 1-4 pc; 1-4 pc ensuite

Taxes:	\$2,377 / 2009
Possession:	60 Days/ Neg
Fireplace:	Mantle; Tile Surround
Floor Coverings:	Hardwood, Carpet, Laminate
Basement:	Unfinished
Foundation:	Concrete
Exterior:	Vinyl
Roof:	Asphalt Shingles
Lot Size:	
Year Built:	2001
Garage/Parking:	Double Garage Attached

Included In Sale: Stove, Fridge, Dishwasher, Blinds, Garage Opener – 1 remote, Storage Shed

Spacious beautiful former Beattie show home on a choice corner lot with a completely finished oversized double attached garage. This lot lends itself to a side RV parking area. This home features birch hardwood flooring, high end tile, blackout blinds, brushed lights, wrought iron railings, maple cabinets, space saver microwave, upgraded appliances and much more. This home has an open layout with good size kitchen, main floor den, laundry, a large bonus room with a gas fireplace, nice ensuite off master bedroom and much more. There is a large deck (40x12) and a superb private backyard with excellent landscaping. This home is close to schools, future shopping and the golf course, all in a great neighborhood. SHOWS GREAT.....



All above information, although believed to be correct, is not warranted to be so.