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WELCOME TO  
#203 192 Niven Drive  
\$219,900

WORK 669-2110  
CELL 688-5376  
TF 1-833-669-2100  
**CURTIS SERNOSKIE**



## COLDWELL BANKER NORTHERN BESTSELLERS

### ROOM SIZES

LR	DR	KIT	FAM/DEN	LA	BATHS	
MBR	BR	BR	BR	BR	STRG	BSMT
				Make: Model: Serial #:	FOYER/ENTRY	Deck

### HEAT

### INSULATION

### BUILDING

### LOT

Type HYBRID / FA - FANCOIL Annual Cost \$1,200.00 Litres Over Last 12 Mon.	Ceiling: R 50 Walls: R 30 Floor: R Skirting: R	Sq.ft 420 Age 2015/16	Lot Sz Garage Parking Single Energized
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### SPECIAL FEATURES /FURNISHINGS:

Lot Block 308 Plan C4609 U# 403

Why rent when you can own! This excellent bachelor suite provides potential purchasers with low monthly carrying costs and turn-key living. It can also substitute as a great investment property. Open concept provides everything you would need including a kitchen featuring granite countertops, murphy-bed and built in shelving to maximize space, in suite laundry, 1 full bath and more!

Monthly cost of living= \$1,401.73 with 5% down payment at 3% interest rate:

monthly mortgage \$989 + condo fee including water \$184.38 + electricity \$50 + heat \$100 + property tax \$78.35 (CMHC not included)

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Blinds, Murphy Bed and Built-in Shelving

### FOUNDATION

### PROPERTY TAXES

Amount/yr \$940.24 2017

TENURE Condo Fees

Fees \$184.38 / Mo.

Area NIVEN LAKE



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