



**WELCOME TO**  
**26 Tuma Drive**  
**\$269,000**

**WORK 669-2112**  
**CELL 765-8967**  
**TF 1-833-669-2100**  
**JIM WELLER**



3278

[www.cbyk.ca](http://www.cbyk.ca)



**COLDWELL BANKER NORTHERN BESTSELLERS**

**ROOM SIZES**

<b>LR</b>	<b>DR</b>	<b>KIT</b>	<b>FAM/ DEN</b>	<b>LA</b>	<b>BATHS</b>	
<b>MBR</b>	<b>BR</b>	<b>BR</b>	<b>BR</b>	<b>BR</b>	<b>STRG</b>	<b>BSMT</b>
					<b>Entry</b>	<b>Deck 1028 Sq. Ft.</b>

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

<b>Type</b> GAS HW	<b>Ceiling: R</b> 40	<b>Sq. Ft.</b> 1952	<b>Lot Size</b> 6000
<b>Annual Cost</b>	<b>Walls: R</b> 20	<b>Age</b> 1984	<b>Garage</b>
<b>Litres Over Last 12 Mon.</b>	<b>Floor: R</b> 20+	<b>Lot 8    Block 79    Plan 1096</b>	<b>Parking</b> Gravel
	<b>Skirting: R</b>	<b>Unit</b>	

**SPECIAL FEATURES /FURNISHINGS:**

Lots of possibilities here: live in or rent out all or part of it. (Home is currently leased out).

Good quality four bedroom home with a great little one bedroom mortgage helper suite. Well maintained: recent renovations include new windows (2009) cribbing (2011), h/w tank, shingles and exterior re-painting (2017). Fenced and landscaped yard with a nice lawn.

**Price Includes:** 2 sheds, lawnmower, dishwasher, washer, dryer, microwave, window coverings, 2 fridges and 2 stoves

**FOUNDATION**

Wood BLocking

**PROPERTY TAXES**

<b>Amount/yr</b>	\$2673	2017
<b>Tenure</b>	Fee Simple	
<b>Fees</b>		
<b>Area</b>		

**Make:**  
**Model:**  
**Serial #:**  
**CSA:**



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