

**WELCOME TO  
41 Bromley Drive  
\$539,900**

**DELLA FRASER**

**CELL 445-4010**

**ROD STIRLING**

**CELL 446-1046**

**MLS**

**3247**

[www.cb.yk.com](http://www.cb.yk.com)



**COLDWELL BANKER NORTHERN BESTSELLERS**

**ROOM SIZES**

<b>LR</b> 18.4 X 14.11	<b>DR</b> 8.9 X 10.6	<b>KIT</b> 12 X 10	<b>FAM/DEN</b> 12 X 11.6	<b>LA</b>	<b>BATHS</b> 1-4pc, 1-3pc
<b>MBR</b> 14 X 12	<b>BR</b> 10 X 9	<b>BR</b> 10 X 9	<b>BR</b> 11 X 13	<b>BR</b>	<b>STRG</b> <b>BSMT</b> Fully Finished
				Make: Model: Serial #:	<b>FOYER/ENTRY</b> 8.6 x 6 <b>Deck</b> 11 X 22

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

<b>Type</b> Oil/hw Baseboard <b>Annual Cost</b> \$3,834.67 <b>Litres Over Last 12 Mon.</b> Apr. 2017 - Jan. 2018	<b>Ceiling: R</b> 40 <b>Walls: R</b> 20 <b>Floor: R</b> <b>Skirting: R</b>	<b>Sq.ft</b> 1737 + Basement <b>Age</b> 1978/2015 Lot 29 Block 508 Plan 1160 U#	<b>Lot Sz</b> 4792 <b>Garage</b> <b>Parking</b> Double Concrete
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**SPECIAL FEATURES /FURNISHINGS:**

Quality built family home in an established neighbourhood with a fully fenced rear "natural" yard. Large rear deck offers a perfect outdoor living space to entertain & BBQ. Bright new (2015) island kitchen has stainless appliances, quartz countertops & opens to a living room with cozy woodstove, dining room & den surrounded by windows. Hardwood floors in living room, dining & den. The second floor has 3 good sized bedrooms with newer laminate & an ensuite bath with new pot lights. Basement has a 4th bedroom/rec. room and family room with new carpet 2015. Other reno's: boiler 2015, new light fixtures(except 2), fans in bathrooms, painted throughout, pot lights in ensuite.

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer - All 2015.

**FOUNDATION**

Concrete Pinned to Bedrock

**PROPERTY TAXES**

**Amount/yr** \$2792.57 2017

**TENURE** Fee Simple

**Fees**

**Area** Frame Lk South



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