



WELCOME TO
63 Con Road
\$499,000

WORK 669-2110

CELL 688-5376

TF 1-833-669-2100

CURTIS SERNOSKIE

www.cbyk.ca



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 12.1 X 15	DR	KIT 11.11 X 12	FAM/DEN	LA	BATHS 2 Full
MBR 11.7 X 15.3	BR 10.7 X 11.5	BR 12.5 X 13	BR	BR	STRG BSMT
FAMILY ROOM 11.8 x 13					Entry 9.9 x 6.11 Deck 10 X 12

HEAT

INSULATION

BUILDING

LOT

Type F/ A OIL	Ceiling: R 40	Sq. Ft. 1599	Lot Size 6598
Annual Cost \$2,758.48	Walls: R 20	Age	Garage Single Detached
Litres Over Last 12 Mon. 2378 L	Floor: R	Lot 20 Block 146 Plan 863 Unit	Parking Triple +
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

This charming 3 bedroom 2 bathroom home is situated on a large lot featuring a private landscaped/fenced backyard, with oversized driveway, heated detached garage and pride of ownership throughout the interior. The ideal Con road location is on the edge of downtown within walking distance and a short drive to all amenities. Updates of note in the home include washer/dryer (2014) with flooring, pellet stove, and HWT upgrades in (2015). Beautiful master bathroom renovation with trendy barn door completed in (2016). The house and garage both have newly installed fibre-glass fuel tanks(2018). For showings call Curtis today!

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, Freezer, Microwave, Blinds, Drapery Rods, Garage Door Opener

FOUNDATION

Blocking Pads on Grade

PROPERTY TAXES

Amount/yr	\$2831.97	2017
Tenure	Fee Simple	
Fees		
Area	FORREST PARK	

Make:
Model:
Serial #:
CSA:

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