



3353

www.cbyk.ca

WELCOME TO #35 705 Williams Avenue \$389,900

WORK 669-2111

CELL 445-4010

TF 1-833-669-2100

DELLA FRASER



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 15.10 X 12.5	DR	KIT 12.6 X 12.5	FAM/ DEN	LA 6.4 X 5.10	BATHS 1-2pc, 1-4pc, 1-3pc ens.	
MBR 12.10 X	BR 10.7 X 9.4	BR 9 X 9.5	BR	BR	STRG	BSMT Crawl Space
					Entry 6.6 x 6.9	Deck 3 Tiers 12x30, 8x8, 4x8

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 1284	Lot Size
Annual Cost \$1,788.00	Walls: R 20	Age 1997/2016	Garage
Litres Over Last 12 Mon. 1421 L @ \$1.2582 / L	Floor: R	Lot 23 Block 510 Plan C3090 Unit 35	Parking Double Paved
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Every street has something really special and this is it! An absolute top quality full renovation front to back and no expense has been spared. Both floors were taken down to studs, 80% new drywall with more features than room to mention. Over \$115,000 in well thought out quality upgrades. All new plumbing, electrical, furnace, Rheem Marathon fiberglass hot water tank with 10 yr. warranty. So many extra's such as dedicated outlets for fans, fireplace, x-mas lights. All new kitchen, appliances, everything top to bottom! Amazing 3 tiered rear deck that comes with the gazebo. It's a real must see! All vents cleared after reno! Low heating costs too!

Price Includes: Safe, Crawl Space Tool Chest, Top Shelf Over TV, Fridge, Induction Cook Top Stove, Microwave/Hood Fan Vented Outside, Washer, Dryer, Shed, Top Quality Blinds Throughout. *Specialty toilet seats not included.

FOUNDATION

Engineered

PROPERTY TAXES

Amount/yr	\$2369.84	2018
Tenure	Condo Fees	
Fees	\$270.55	
Area	FRAME LK	

Make:
Model:
Serial #:
CSA:

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