



3401

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

**WELCOME TO**  
**139 Borden Drive**  
**\$355,000**

**WORK 669-2115**  
**CELL 446-1046**  
**TF 1-833-669-2100**  
**ROD STIRLING**



## COLDWELL BANKER NORTHERN BESTSELLERS

### ROOM SIZES

<b>LR</b> 13.5 X 13	<b>DR</b> 8 X 12	<b>KIT</b> 7.4 X 12	<b>FAM/DEN</b> 8.5 X 9.9	<b>LA</b> 7 X 9.5	<b>BATHS</b> 1-4pc, 1-2pc
<b>MBR</b> 13.10 X 11	<b>BR</b> 9.5 X 9.1	<b>BR</b> 9.5 X 12	<b>BR</b>	<b>BR</b>	<b>STRG</b> BSMT Crawl Space
					<b>Entry</b> Deck Rear 240 Sq. Ft.

### HEAT

### INSULATION

### BUILDING

### LOT

<b>Type</b> F/ A OIL	<b>Ceiling:</b> R 40	<b>Sq. Ft.</b> 1440	<b>Lot Size</b>
<b>Annual Cost</b> \$2,100.00	<b>Walls:</b> R 20	<b>Age</b> 1995	<b>Garage</b>
<b>Litres Over Last 12 Mon.</b>	<b>Floor:</b> R	<b>Lot Block Plan</b> 559 C2581	<b>Parking</b> Single Paved
	<b>Skirting:</b> R	<b>Unit</b> 6	

### SPECIAL FEATURES /FURNISHINGS:

Close to schools, shopping areas, hospital and 5 minutes drive to airport, this immaculate 1 owner townhome has been extensively upgraded throughout, single paved driveway, landscaped front yard, rear quality 240 sq. ft. pressure treated deck with privacy screen backing to well treed private area, some of the quality reno's in the past 3 years feature: glass separation door at front entry, sliding barn door from laundry room to kitchen, flooring & painting throughout, all new trims, interior doors & baseboards throughout, pressure treated rear deck, some custom blinds, repainted kitchen cabinets, some appliance upgrades, new lighting fixtures, reno'd bathrooms with new plumbing fixtures, new hot water tank, new kitchen sink, faucet & backsplash. Has to be seen to be appreciated.

**Price Includes:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings & Patio Furniture

### FOUNDATION

Steel Piles

### PROPERTY TAXES

<b>Amount/yr</b>	<b>\$2427</b>	<b>2018</b>
<b>Tenure</b>	Condo Fees	
<b>Fees</b>	\$275	
<b>Area</b>	RANGE LK	

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



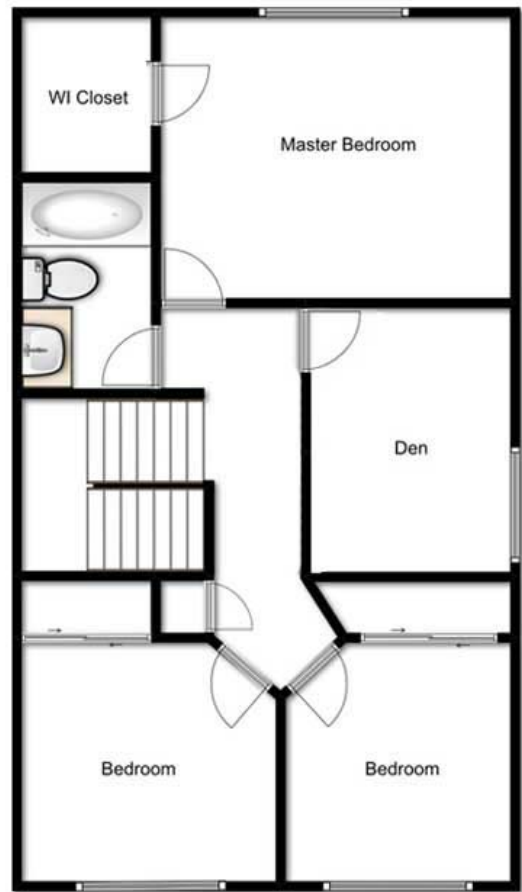
Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademark MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Above information is from sources believed reliable but should not be relied upon without verification. NORTHERN BESTSELLERS assumes no responsibility for its accuracy.

# 139 Borden Drive



1st Floor



2nd Floor

