



3511

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**WELCOME TO**  
**625 Anson Drive**  
**\$121,000**  
**+ LI**

**WORK 669-2111**  
**CELL 445-4010**  
**TF 1-833-669-2100**  
**DELLA FRASER**



## COLDWELL BANKER NORTHERN BESTSELLERS

### ROOM SIZES

<b>LR</b> 14.6 X 14	<b>DR</b>	<b>KIT /DR</b> 18 X 14	<b>FAM/DEN</b>	<b>LA</b>	<b>BATHS</b> 1-4pc
<b>MBR</b> 13 X 10.5	<b>BR</b> 10.3 X 10.8	<b>BR</b>	<b>BR</b>	<b>BR</b>	<b>STRG</b> <b>BSMT</b>
<b>Den</b> 10.3 x 4.6	<b>Den</b> 10 x 8.6	<b>Porch</b> 7 x 5.6			<b>Entry</b> rear 10.4 x 6.7 <b>Deck</b>

### HEAT

### INSULATION

### BUILDING

### LOT

<b>Type</b> OIL	<b>Ceiling: R</b> 20	<b>Sq. Ft.</b> 1111	<b>Lot Size</b> 3574
<b>Annual Cost</b>	<b>Walls: R</b> 14	<b>Age</b> 1976/renos	<b>Garage</b>
<b>Litres Over Last 12 Mon.</b>	<b>Floor: R</b> 12	<b>Lot Block Plan Unit</b> 163 C4729	<b>Parking</b> Single Paved
	<b>Skirting: R</b>		

### SPECIAL FEATURES /FURNISHINGS:

Northlands has been recently paved with the infrastructure upgrade complete in 2016. Very affordable 2 bedroom, 2 den, 1 bath home.

**Upgrades Include:** Front porch & stairs, rear stairs, exterior doors & storms. Drywall throughout (except bath). Mostly triple pane windows, furnace 2009, double wall fuel tank, kitchen & appliances, most flooring. A great opportunity for a handyman looking for a starter home or income property. House inspection on file.

**Price Includes:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings.  
*Northlands is subject to a Local Improvement Tax (LI) covering new infrastructure (sewer & water lines) at \$283.47/mo. for 25 years @ 3.3% interest.*

### FOUNDATION

Wood Blocking on Gravel Pad

### PROPERTY TAXES

<b>Amount/yr</b>	\$1125.66	2018
<b>Tenure</b>	Fee Simple Condo	
<b>Fees</b>	\$50 / Mo.	
<b>Area</b>	NORTHLAND	

**Make:** Atco  
**Model:** SanJuan  
**Serial #:** J6445264  
**CSA:**



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