



3748

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# WELCOME TO 201 192 Niven Drive \$288,000

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



## COLDWELL BANKER NORTHERN BESTSELLERS

### ROOM SIZES

LR	10 X 20	DR	KIT	8.6 X 11	FAM/ DEN	LA	BATHS	1 Full
MBR	8.6 X 11	BR	BR	BR	BR	BR	STRG	BSMT
							Entry	Deck 12.6 x 6

### HEAT

### INSULATION

### BUILDING

### LOT

Type	F/A OIL CENTRAL HYBRID HEATING SYSTEM	Ceiling: R	50 +/-	Sq. Ft.	538	Lot Size	
Annual Cost	\$1,432.00	Walls: R	28 +/-	Age	2015/16	Garage	
Litres Over Last 12 Mon.	\$944 / Power	Floor: R		Lot	Block Plan Unit	Parking	Single, Paved, Energized
		Skirting: R			C4662 214		

### SPECIAL FEATURES /FURNISHINGS:

Within walking distance to downtown & minutes walk to Niven walking trails this one bedroom contemporary styled condo offers a light & bright interior with quality finishes, granite countertops in kitchen with maple soft close cabinets, tiled backsplash and stainless steel appliances, sliding pocket doors close off the bedroom for extra privacy, the bathroom features full tile surround, seating area in the shower and a rain forest shower head, granite vanity top with a top mounted glass vessel sink, central hybrid heating system with individual fan coil furnace with HRV's for ventilation and individual quick recovery hot water tanks. Beautiful Back Bay / Old Town views from the spacious deck with Duradeck topping & glass rails. Condo fees include common area heating & power, water, building insurance, garbage & snow removal, property management & cleaning in common areas.

**Price Includes:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer & Window Coverings.  
\*Seller will provide a \$500 painting allowance on closing.

### FOUNDATION

Concrete

### PROPERTY TAXES

Amount/yr	\$1160.96	2018
Tenure	Condo Fees	
Fees	\$249.46	
Area	NIVEN LAKE	

Make:  
Model:  
Serial #:  
CSA:



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