



3651

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**WELCOME TO**  
**201 184 Niven Drive**  
**\$289,900**

**WORK 669-2110**  
**CELL 446-4663**  
**TF 1-833-669-2100**  
**SHANE CLARK**



## 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	STRG	BSMT	
					Entry	Deck Balcony	

### HEAT

### INSULATION

### BUILDING

### LOT

Type F/ A OIL	Ceiling: R	Sq. Ft. 538	Lot Size
Annual Cost \$1,600.00	Walls: R	Age 2014	Garage
Litres Over Last 12 Mon. Estimate	Floor: R	Lot Block Plan Unit 2015	Parking Single Energized
	Skirting: R	C4609	

### SPECIAL FEATURES /FURNISHINGS:

Like New bright & spacious 1 unit with endless possibilities! Kitchen has granite countertops, Glass tile accented backsplash & LED undercab lighting. Control your utilities. Heat & Electricity with insuite heating and ventilation systems with Car switch for outside plug in. One Energized parking spot with easy access to unit. Triple Low E windows. Upper balcony unit, glass and aluminum railings with view of Back Bay. Super quiet units with very low noise transfer between units. Budget & bylaws available for qualified purchasers. Keyless Entry into common entry and stairwell that includes heated access to mail boxes. Ground level storage unit – purchased by original owner and is titled to this unit.

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, & Storage Unit.

### FOUNDATION

Concrete

### PROPERTY TAXES

Amount/yr	\$1324.66	2018
Tenure	Condo Fees	
Fees		
Area	NIVEN LAKE	

Make:  
Model:  
Serial #:  
CSA:



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