

## WELCOME TO 11 WOODLAND DRIVE \$319,900 HAY RIVER



## MOLLY MILLIGAN

WORK 867.669.2107 CELL 867.688.0303



ROOM SIZES										
Living Room 12.8 X 14.8	Dining Room 12.8 X 11.9	Kitchen 12.8 X 11.9	Family Room 14.9 X 15.9				BATHS	6	1 Half, 1 Full	
Primary Bedroom 11 X 12.8	Bedroom 14 X 12.5	Bedroom 14 X 12.5	Bedroom 12.3 X 10.6				Storage		Basement Partially Finished	
					Make: Model: Serial #:		Foyer / Entr	ý	Deck	
H	EAT	INSUL	INSULATION			BUILDING			LOT	
Type F/A PROP Annual Cost Litres Over	ANE	Ceiling: R Walls: R Floor: R	Walls: R			1583 ncluding Bas 1963	ing Basement		e 8600	
Last 12 Mo. SPECIAL FEAT	TURES /FURNI	Skirting: R SHINGS:		Age Lo 34:	ot Blo	ock Plar 360	-	Parkinç	g 4+	
Looking for that perfect family home?! This spacious and stylish 4 bedroom is sure to tick all FOUNDATION									NDATION	
the boxes! Step inside and be greeted by a ton of natural light from the large windows. The main living space offers a spacious kitchen with a propane stove and a charming farmhouse								Concrete		
apron sink. The wood and pellet stoves provide a cozy ambiance while keeping the house warm and heating costs down. In the summer enjoy the expansive deck, the perfect spot for								PROPERTY TAXES		
entertaining. The deck leads to a brand new, fully fenced yard, great for kids and those furry friends. Situated close to schools and the nearby Riverside trail offers an excellent place for								unt/yr	\$2084.97	
leisurely walks. Don't miss out on this move-in ready home!							Т	enure	Fee Simple	
Price Includes: Fridge, Stove, Washer, Dryer, Dishwasher								Fees		
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