

WELCOME TO
18 BIRCH CRESCENT
\$179,000
NORMAN WELLS

6057

JIM WELLER

WORK 867.669.2112

CELL 867.765.8967



ROOM SIZES

					BATHS	1 Full, 1 Half
					Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck Wrap Around

HEAT

INSULATION

BUILDING

LOT

Type	F/ A OIL	Ceiling: R	40	Sq. Ft.	1500	Lot Size	1.76 Acres
Annual Cost		Walls: R	20	Age	1985	Garage	
Litres Over Last 12 Mo.		Floor: R	20	Lot	Block	Parking	Gravel
		Skirting: R		2019	Plan	Unit	1520

SPECIAL FEATURES /FURNISHINGS:

This two-storey home is located on a large (1.76 acre), private, heavily treed lot in the DOT Lake rural residential subdivision.

It is approx. 1500 sq in size, built in 1985 and has 3 bedrooms and 1 & ½ baths. Recent renovations include new deck and roof, dishwasher, washer and dryer, and a 2022 oil tank.

Special features: large wraparound deck, 200 amp. service, air-tight woodstove, and even air conditioning.

Price includes: fridge, stove, microwave, dishwasher, washer, dryer, window coverings, sat dish.

Bonus: The home comes fully furnished!

FOUNDATION

Wood Block

PROPERTY TAXES

Amount/yr \$1310.14 2024

Tenure Fee Simple

Fees

Area

