

# WELCOME TO

## 123 HAENER DRIVE

### \$985,000

6351

**ROD STIRLING**  
WORK 867.669.2115  
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### ROOM SIZES

|                                |                         |                        |                             |                              |                                                                        |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------------|------------------------------------------------------------------------|
| Living Room<br>20.10 X 14.6    | Dining Room<br>7.7 X 11 | Kitchen<br>13.3 X 11   | Family Room<br>20.10 X 26.2 |                              | <b>BATHS</b><br>1-1pc, 1-2pc, 1-4pc,<br>1-3pc Ensuite, 1-4pc Ensuite   |
| Primary Bedroom<br>18.7 X 15.7 | Bedroom<br>9.5 X 9.1    | Bedroom<br>14.5 X 10.1 | Bedroom<br>14.5 X 10        |                              | Storage<br>Basement<br>Partial                                         |
| Laundry Room<br>5.8 X 7.2      |                         |                        |                             | Make:<br>Model:<br>Serial #: | Foyer / Entry<br>Deck Front, Side &<br>Upper Decks Over<br>500 Sq. Ft. |

### HEAT

### INSULATION

### BUILDING

### LOT

|                                         |               |                                |                                    |
|-----------------------------------------|---------------|--------------------------------|------------------------------------|
| Type<br>OIL HW PELLETS                  | Ceiling: R 52 | Sq. Ft.<br>2672                | Lot Size<br>5537                   |
| Annual Cost \$3,300.00 Oil              | Walls: R 32   | Age<br>2012                    | Garage Double Attached &<br>Heated |
| Litres Over 4 Pallets of pellets \$1680 | Floor: R      | Lot 4 Block 311 Plan 3989 Unit | Parking Double, 4 tandem           |
| Last 12 Mo. 2 tanks plus pellets        | Skirting: R   |                                |                                    |

### SPECIAL FEATURES /FURNISHINGS:

With features galore inside and out this custom designed one owner home offers over 2600 sq ft of living space on 3 levels with 4 BR/4baths and a huge double garage that will fit any vehicle with room for that 2nd vehicle and a workshop area as well. Long life hardboard siding with metal accenting. Decks on both sides, front and back catch all day sun with an upper level coffee deck of the primary bedroom that receives morning sun. All decks are pressure treated and have been replaced in the past few years and have been freshly stained. Interlocking brick driveway. 22x30 garage with 10' ceilings, painted slab, in-floor heat and a storage cubby under the stairwell. Stairs up the main level living, kitchen and dining area with entry door to the house from the exterior stairs with a built-in sitting bench and an entry door to the side deck. All exterior doors have been recently replaced. The custom maple kitchen features concrete counter tops, a concrete island with an additional sink, a breakfast bar with pendant lights, Herring bone style tiled kitchen backsplash, BI vac throughout with an outlet in the garage and a kitchen toe/kick plate. Main level feature ceiling with pot lighting. All lighting throughout is LED. There is 2 pc bath off the living room with a vessel sink and a 3 pc bath also on this level set in tile with cut-outs for bathroom products. There is an additional storage platform built around the rock with bonus storage also on this level off the mechanical area. The living room also features a quality pellet stove that keeps the heating costs down in the super well-built energy efficient house. All flooring throughout, including the baths and backslashes are cherry wood oak hardwood or porcelain tile. The entire house has been repainted in the past two years. The upper level of the home features 4 BR's, 2 with ensuite baths, another full bath and a huge family room with room for an office and a study area with a built-in maple entertainment centre and custom built in wardrobes in the bedrooms. The primary bedroom is not only very spacious with the king sized bed looking small in the room, and is spacious enough to feature a sitting area as well. The beautiful ensuite bath has a jetted tub, a separate corner shower a tiled vanity with a vessel sink that walks through to a huge walk-in closet with a custom built closet organizer. The second and third bedrooms are also very spacious with the one BR featuring a 3 pc adjoin bath, perfect for a room rental/revenue helper. Upper level separate laundry room with laundry sink. Other features include wainscoting on walls throughout in-floor heat throughout. Concrete pinned to bedrock foundation. Regal metal railing on spacious front deck that receives evening with duradeck deck-top. Play finish ceiling in the upper level. Custom shaker style solid maple interior doors throughout.

**Price Includes:** Fridge, stove ( propane ) , dishwasher, washer, dryer,( Propane ) , freezer, bar leftover/ fridge, window coverings, BI Vac & attachments, shed, garage door opener and controls.

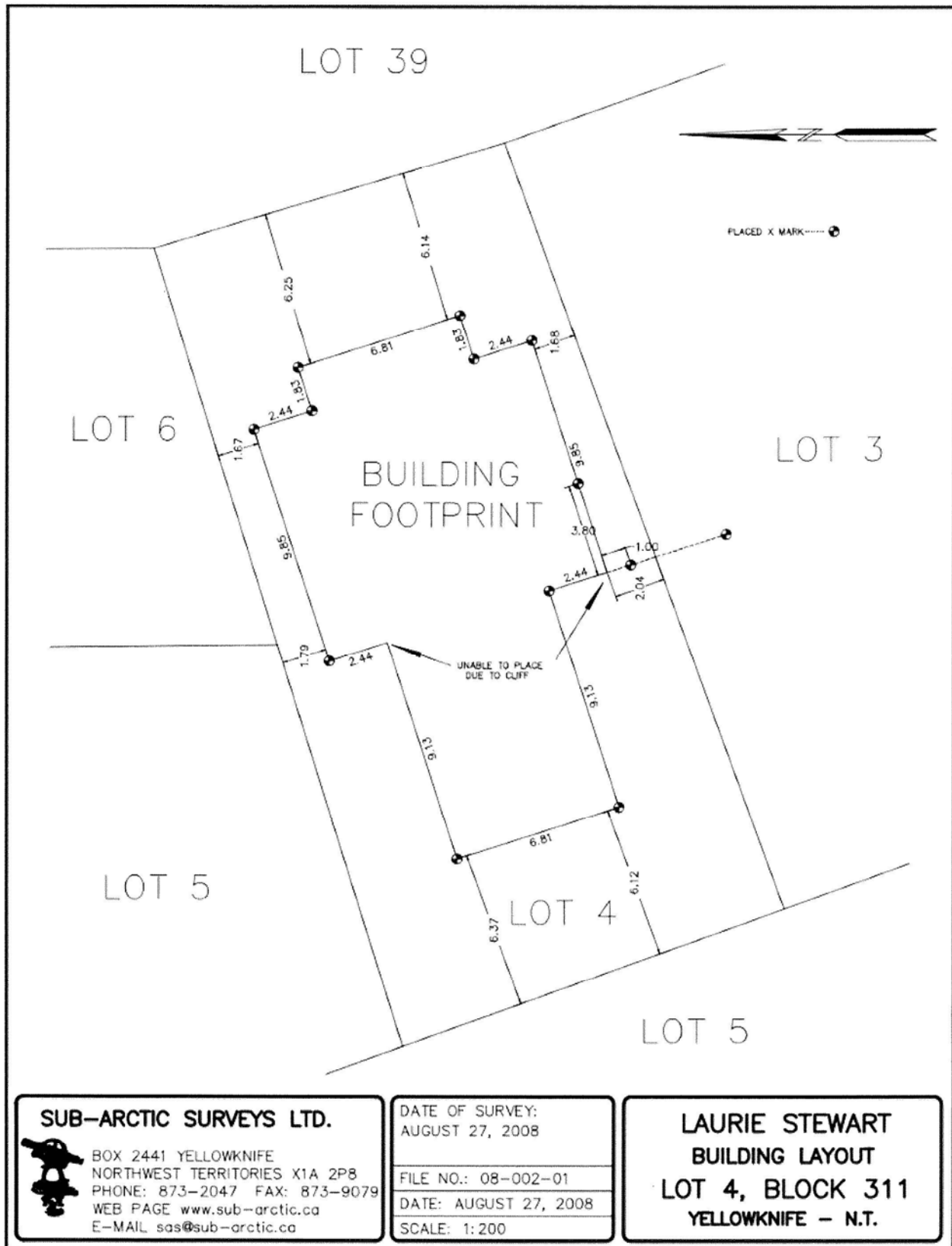
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### FOUNDATION

Concrete pinned to bedrock

### PROPERTY TAXES

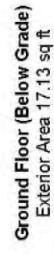
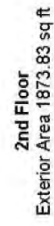
|           |            |      |
|-----------|------------|------|
| Amount/yr | \$7974.55  | 2025 |
| Tenure    | Fee Simple |      |
| Fees      |            |      |
| Area      | NIVEN LAKE |      |







## Main Building: Total Exterior Area Above Grade 2671.94 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.