

## WELCOME TO 13 CARCAJOU AVENUE \$99,000



WORK 867.669.2112 CELL 867.765.8967



		SERVICE SERVICE SERVICE							
ROOM SIZES									
Living Room 15 X 11	Kitchen 11 X 10		E			BATHS	BATHS 1 Full		
Primary Bedroom 11 X 11	Bedroom 10 X 8	Bedroom 9.5 X 8				Storage	rage		
				Make: Model: Serial #:		Foyer / Entry		Deck 1	10 X 20
HEAT		INSUL	INSULATION		BUILDING		LOT		
Type F/ A OIL  Annual Cost Litres Over Last 12 Mo.  SPECIAL FEA	TURES /FURNI:	Ceiling: R 40 Walls: R 20 Floor: R Skirting: R		Sq. Ft. Age Lot 310	2688 Block Plan 1524		Lot Size Garage Parking	6530 2 Drivev	
Large 2 storey home with 3 bedrooms, 1 full bath, living room and country style eat- in kitchen all on the upper floor. The ground floor contains the laundry and mechanical areas and is largely unfinished so it's a blank canvas for further development: more bedrooms, another bath, family room, home office whatever							FOUNDATION  Concrete		
you desire.						PROPERTY TAXES			
Recent improvements include furnace and oil tank in 2014, deck in 2019, hot water tank and water pump in 2022.								\$1,403	2025
Price includes: 4 appliances and back yard shed with double doors and snowmobile ramp.  MILES Not intended to solid identify and identi							nure <sup>-</sup> ees Area	Fee Simp	ple
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