

WELCOME TO

13 CARCAJOU AVENUE

\$99,000

6353

JIM WELLER

WORK 867.669.2112

CELL 867.765.8967



ROOM SIZES

Living Room 15 X 11	Kitchen 11 X 10				BATHS	1 Full
Primary Bedroom 11 X 11	Bedroom 10 X 8	Bedroom 9.5 X 8			Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck 10 X 20

HEAT

INSULATION

BUILDING

LOT

Type F/ A OIL	Ceiling: R 40	Sq. Ft. 2688	Lot Size 6530
Annual Cost	Walls: R 20	Age	Garage
Litres Over Last 12 Mo.	Floor: R	Lot 310	Parking 2 Driveways
	Skirting: R	Block	
		Plan 1524	Unit

SPECIAL FEATURES /FURNISHINGS:

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 you desire.

Recent improvements include furnace and oil tank in 2014, deck in 2019, hot water tank and water pump in 2022.

Price includes: 4 appliances and back yard shed with double doors and snowmobile ramp.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1,403 2025

Tenure Fee Simple

Fees

Area

