

WELCOME TO 13 CARCAJOU AVENUE \$89,000 NORMAN WELLS



JIM WELLER

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| | | No Park | | | | | | | | |
|---|---|---|-----------------------------------|---|---------------------------|-------------------|-------------------------------|--------|--------------|--|
| ROOM SIZES | | | | | | | | | | |
| Living Room Kitchen 11 X 10 | | | | | ŀ | BATHS | | 1 Full | | |
| Primary Bedroom Bedroom 11 X 11 10 X 8 | Bedroom 9.5 X 8 | | | | Storage | | Basement | | | |
| | | | Make Mode Serial | el: | F | oyer / Entry | | Deck | 10 X 20 | |
| HEAT | INSUL | ATION | | BUILD | ING | | | LOT | | |
| Type F/ A OIL Annual Cost Litres Over Last 12 Mo. SPECIAL FEATURES /FURNISH | Ceiling: R 40 Walls: R 20 Floor: R Skirting: R | | Sq. Ft. Age Lot 310 | Block | 2688 Plan 1524 | Unit | Lot Size Garage Parking | 00 | i30 eways | |
| Large 2 storey home with 3 bedrooms, 1 full bath, living room and country style eatin 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 | | | | | | t- | FOUNDATION | | | |
| | | | | | | | Concrete | | | |
| development: more bedrooms, another bath, family room, home office whateve you desire. | | | | | lever | PROPERTY TAXES | | | | |
| Recent improvements include furnace and oil tank in 2014, deck in 2019, hot water | | | | | Amoui | Amount/yr \$1,403 | | 2025 | | |
| tank and water pump in 2022. | | | | | | Te | Tenure | | Fee Simple | |
| Price includes: 4 appliances and back yard shed with double doors and snowmobile ramp. | | | | | F | Fees | | | | |
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