

WELCOME TO

40 MCDOUGAL ROAD

\$200,000

6845

JIM WELLER

WORK 867.669.2112

CELL 867.765.8967



ROOM SIZES

					BATHS	
					Storage	Basement Full, Partially Finished
				Make: Model: Serial #:	Foyer / Entry	Deck 10 X 24

HEAT

INSULATION

BUILDING

LOT

Type	F/A PROAPNE	Ceiling: R 40	Sq. Ft.	1139	Lot Size	5950
Annual Cost		Walls: R 20			Garage	
Litres Over Last 12 Mo.		Floor: R	Age	1970's	Parking	Double Paved
		Skirting: R	Lot	Block	Plan	Unit
			325		207	

SPECIAL FEATURES /FURNISHINGS:

This 1970s bungalow on a full basement has had several upgrades over the years with newer shingles, vinyl siding, upgraded insulation, PVC windows, propane furnace. kitchen renos and flooring.

There are 3 bedrooms and a full bathroom on the main level and a 4th bedroom and a family room in the partially developed basement with room for further development.

The place needs landscaping and a little TLC inside but being sold As Is and is priced accordingly.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1395 2026

Tenure Fee Simple

Fees

Area

