



1578 Evergreen Drive S.W.



RESIDENTIAL SALES, EXCHANGE AND LEASES

This information, although believed to be accurate, is not warranted to be so. Information concerning these premises is provided as a guideline only. Independent advice concerning particular details of importance to purchasers should be sought by them.

Lot:	Rectangular	Owner/Tenant : Owner	District:	Evergreen Estates
		Style: Two Storey	Price:	\$899,900
Landscaped:	Yes	Heat: In-floor hot water throughout	Downpymt:	\$899,900
		Ext: Brick, Stucco	Mortgage:	
			Interest:	
Year Built:	1994	Floor: Hardwood, tile, carpet	Term Ends:	
Fireplace:	3 – Gas	Size: 2,561 sq ft	Payment:	
	2 indoor/1 outdoor	Possession: Aug. 20/10	Mort. Co:	
Living Room:	6.40 x 4.30	Kitchen: 5.20 x 3.90	Zoning:	R-1
Dining Room:	3.40 x 6.40	Family Room: 5.20 x 3.50 L	Bedrooms:	3
Bedrooms:		Morning Rm: 2.30 x 3.90	Taxes:	\$3,015 (10)
#1:	3.70 x 5.30 U	Bonus Room: 6.50 x 3.30 U		
#2:	3.60 x 3.30 U	Rec Room: 4.50 x 3.00 L		
#3:	3.60 x 4.00 U	Den/Bdrm: 3.30 x 3.60 L		
Bathrooms:	1-2 piece, 1-3 piece, 1-4 piece, 1-4 piece ensuite			
Parking:	Double attached garage			
Basement:	Professionally developed with River Stone gas fireplace, built-in entertainment center, custom millwork, rec room, games area, den/bedroom and craft room			

Included in Price: Miele dishwasher and built-in coffeemaker, subzero fridge and freezer, Wolf gas oven and stove, all window coverings, garburator, washer, dryer, water softener, garage door opener and one control, Fire Magic outdoor barbeque, shed

Remarks: Professionally renovated by "Pinnical Renovations" this amazing home captures the true essence of French Country in design and quality! Wall-to-wall hardwood floors, all new Loewen doors and windows, smooth finished ceilings, very elegant granite island kitchen with custom site-built oversized cabinets, subzero fridge and freezer, Miele dishwasher and built-in coffee maker and Wolf gas stove and oven. Built-in shoe and coat lockers, leaded glass transoms, in-floor hot water heating on all three levels. Dramatic casing & baseboard, two fireplaces, renovated baths with granite vanities, vessel and undermount sinks, custom plumbing and 10 mil glass. California closets throughout, upscale basement development with hardwood floors, crown and cornice moldings and built-in entertainment center. Stunning rear yard with outdoor fireplace, built-in Fire Magic Barbeque, extensive patio work and mature landscaping. Surround sound, new roof, and more. Excellent location siding and fronting onto a massive park system.

JON DICK, *Broker/Owner*

OFFICE: (403) 238-3113 (24 hrs)

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