



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.

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|--------------------|--|-------------------------------|---------------------|
| Lot: | Rectangular | Owner/Tenant : Owner | District: Sundance |
| Landscaped: | Yes | Style: 2 Storey | Price: \$699,900 |
| | | Heat: 2 F/A | Downpymt: \$699,900 |
| | | Ext: Brick and Wood | Mortgage: |
| | | | Interest: |
| Age: | 1988 | Floor: Hardwood, tile, carpet | Term Ends: |
| Fireplace: | 2 – Wood w/log light | Size: 3,049 sq ft | Payment: |
| | | Possession: 30 days/Mar 30 | Mort. Co: |
| Living Room: | 6.09 x 3.65 | Kitchen: 5.13 x 3.40 | |
| Dining Room: | 4.52 x 3.04 | Nook: 2.23 x 2.23 | |
| Bedrooms: | | Family Room: 5.18 x 3.96 M | Zoning: R-C1 |
| #1: | 6.55 x 3.65 U | Den: 3.91 x 3.09 M | Bedrooms: 4 |
| #2: | 3.35 x 3.35 U | Rec Room: 3.40 x 3.20 L | Taxes: \$3,842 (09) |
| #3: | 3.75 x 2.74 U | Bonus Room: 5.89 x 3.65 U | |
| | | Second Family: 13.05 x 3.80 L | |
| | | Games Room: 3.50 x 3.00 L | |
| Bathrooms: | 1-2 piece, 1-3 piece, 1-5 piece, 1-5 piece ensuite | | |
| Parking: | Double attached garage , insulated | | |
| Basement: | Fully finished with rec room, games room, spa, family room and full bath | | |
| Included in Price: | Washer, dryer, water softener, dishwasher, cook top, wall oven, garage door opener with one control, hot tub, security system, fridge, vacuum system & attachments, all window coverings, shed, irrigation system, air conditioning. | | |
| Remarks: | Old world craftsmanship abounds in this spacious 4 bedroom plus bonus room two storey in this exclusive location in the estates portion of Lake Sundance. Dramatic finishing through-out with curved open staircase, picture frame paneling, solid core interior doors, glass French doors, custom chair rail and detailed crown and cornice ceiling moldings. Large principal rooms with great formal spaces, main floor den with custom built in wet bar, huge master with vanity, lavish ensuite and a romantic balcony over looking the rear yard. Full professional basement development features a billiards area, lower family room with fireplace, full bath, games room and lower spa with 6 person hot tub. Huge mature lot, custom brick exterior and more. Great opportunity for a very large well built upscale home in a great estate location across from lake front homes. | | |

JON DICK, *Broker/Owner*

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