



251 MARIA STREET



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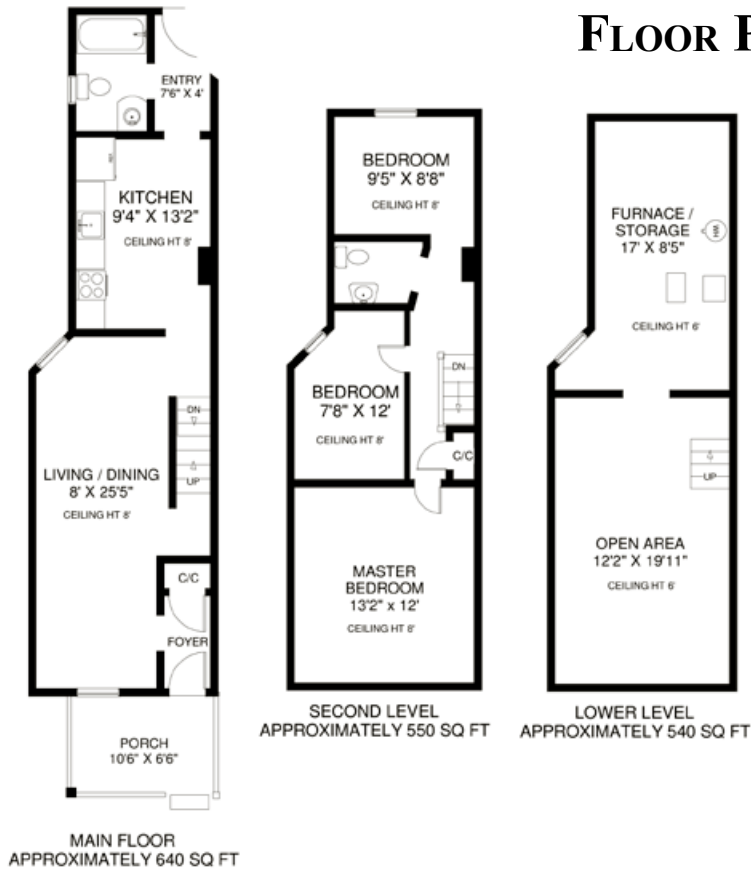
ROYAL LEPAGE

REAL ESTATE SERVICES LTD.,
BROKERAGE

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FLOOR PLANS



Note: Measurements & Calculations are approximate. Provided as a guideline only.
Please attach Schedules to offer
*Figures are approximate

Price	\$ 379,000
Bedrooms	3
Possession	60 - 120 Days - TBA
Bathrooms	1x4, 1x2
Lot Size	14.17 x 109.00 feet*
Plumbing	Copper
Driveway	Lane Parking
Electrical	100 amps - breakers
Garage	Single Detached
Roof	Refer to home inspection
Heating	Forced air gas - 2001
Cooling	None

For more information please refer to September 6th, 2011 pre-sale report by: Peter Yeates Inspections

EXPENSES (2011):

Taxes:	\$2190.45	Gas:	\$1100.00**
CVA:	\$276,250	Water:	\$200.00**
		Hydro:	\$700.00**

*see plan of subdivision
**figures are approximate

INCLUSIONS:

gas burner and equipment, gas stove (2010), exhaust fan, refrigerator (2009), B/I dishwasher (2007), front loading washer & dryer (2011) window coverings, master bedroom closet, back bedroom closet, basement storage shelves & all electric light fixtures/ceiling fans.

EXCLUSIONS:

TV bracket in the living room

IMPROVEMENTS/SPECIAL FEATURES:

- renovated kitchen – 2010
- newer appliances – 2007 to 2011
- basement laundry area - 2007
- renovated main floor bathroom – 2004
- updated second floor bath – 2009
- new carpet - stairs and 2nd bedroom - 2011
- new 3/4 in" water service into house – 2002
- new bedroom window - 2002
- 100 amp service and wiring updated - 2001
- New Furnace and ductwork- 2001
- New water heater - 2001
- New fencing both front and back – 2011
- New front retaining wall – 2010
- Rebuilt chimney - 2011

SPECIAL CLAUSES:

Please attach schedules & plan of subdivision