

79 ESTATE WAY LISTING SHEET.



Property Address		City/Town	Living room	Master bedroom	Price
79 Estate Way Estates		Summer Brooke Estates	4.72 x 4.23	4.27 x 4.27	\$729,900.00 reduced \$709,000
Vendor		Phone	Kitchen	Bedroom 2	Living room
Robert Holm		(780) 916-9032	2.75 x 2.75	3.60 3.60	4.15x5.46
Legal Description		Acres	Dinning room	Bedroom 3	Family room
PLAN: 6677MC		1.6 acres	4.23 x 3.78	3.93x3.63	4.15x5.46
BLOCK: A					
Lot: 3					
CITY WATER AND CITY SEWER ALL INSPECT JUNE OF 2010 ALL IN PERFECT CONDITON.			Type	Possession	Age
Lower Level FAMILY ROOM, with oak bar BEDROOM, STORAGE ROOMS			2 story detached Single family	Immediate	1989
Remarks: Gorgeous 1.62 acre setting for this 2 story home. Over 2400 square feet with 4 large bedrooms up, 3 baths with jacuzzi Bath and private shower in master ensuite. Includes Designer Double Cell blinds. Oversized heated garage with R.V. Parking pad. New windows, New shingles upgraded flooring and paint though out. Wood burning fireplace. All rooms in home are large. Sunny Kitchen with large nook overlooking huge deck and back yard. Sliding Lee valley shelving in kitchen pantry. Fully finished basement with higher celings and larger windows, solid oak bar, family/games room and 5th bedroom. Ruffed in plumbing and wiring for another bathroom. New hot water tank in 2008. Shingles 5 years old, oak hardwood 5 years old, Very private yard outlined with mature trees backing onto parkland. Close to sturgeon valley bike paths as well as sturgeon valley golf course. Subdivision has curbs ad gutters NO DITCHES.			Baths	Size	Basement
			2-4pc 1-2pc	2453 SQR. FT. 225.8m	Fully Finished
			Exterior	Bedrooms	Lot
			Vinyl siding	4 + 1	1.6 acres
			Garage	Taxes	
Double attached	3735.12 2010				
Chattels			Fridge, stove, stainless steel dishwasher, washer, dryer, garage door, all window coverings, and central vac. Microwave oven		
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