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HomeLife Sunrise Real Estate (2008) Ltd.

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[www.homelifeyk.com](http://www.homelifeyk.com)

**19 Forrest Park**

**\$285,000**



Room Sizes				
<b>LR</b> 14 x 17	<b>DR</b> 8 x 7	<b>KI</b> 14 x 12	<b>BATHS</b> 1 FULL	<b>MBR</b> 10 x 11.3
<b>BR</b> 10 x 8	<b>BR</b> 10 x 9.5	<b>BSMT</b> Crawlspce	<b>Entry</b> 10.9 x 9.6	<b>Deck</b> 10 x 10 Patio 20 x 10 Deck
<b>STRG</b>	<b>Spa</b> 12.4 x 9.6			

Heat	Insulation/ Foundation	Building	Taxes/Misc. Costs	Price Includes
Fuel: <b>F/A Oil</b> <b>Cost: \$1676</b> (1673L x \$1.197/L)	Ceiling: <b>R50</b> Walls: <b>R20</b> Floor: <b>R40</b>	Sq Ft: <b>1175</b>  Age: <b>1973/02/03</b>	City taxes: \$1737 (2018) Condo fees: <b>\$25/mon</b> <b>\$255/year</b>	- <b>Fridge</b> - <b>Microwave</b> - <b>Dishwasher</b> - <b>Stove/Oven</b> - <b>Washer/Dryer</b> - <b>Shed</b> - <b>Fire Pit</b>
Electricity: <b>\$3182</b> (2017)	Foundation: <b>Wood block on</b> <b>gravel pad</b>	<u>Legal</u> <b>Unit 19</b> <b>Condo Plan C2277</b>	Lot size: <b>5477</b>	

Cozy 3 Bedroom, 1 bathroom home located in quiet neighbourhood. Centrally located, close to schools and shopping. Paved driveway, triple + parking, and a landscaped backyard with fire pit, two large sets of deck, shed, and paved concrete pathway. This home has undergone extensive renovations: complete plumbing replacement (quality plex material), new pressure treated blocking and pads, double pane PVC windows, reconstructed roof and chimney, new furnace (2015), new hot water tank (2015), completely reengineered foundation (2017), and interior recently painted. Living room is equipped with built in wiring for a surround stereo system. This home is completely dry walled and features solid oak flooring throughout. The bathroom has been completely renovated with ceramic tile with in floor heat. The kitchen remodelled in 2011 with solid oak cabinetry, under cabinet lighting, granite tile counter tops and stainless steel appliances, propane cook top, separate oven, ceramic tile/glass backsplash. Pellet stove in front entrance for additional heat. Off the main entry spa room is cedar wall detailed and has access to the 10x20 rear deck. Hot tub like new –needs to be rewired into existing subpanel. Call or text Shane for your personal tour 446-4663.

*This information is from sources believed reliable but should not be relied upon without verification. HomeLife assumes no responsibility for its accuracy*

