

**WELCOME TO**  
**4513 School Draw Avenue**  
**\$472,500**

**WORK 669-2120**  
**CELL 446-4450**  
**KEN PEARMAN**

**MLS**  
**22906**  
[www.cb.yk.com](http://www.cb.yk.com)



**COLDWELL BANKER NORTHERN BESTSELLERS**

**ROOM SIZES**

<b>LR</b> 18.3 X 12.3	<b>DR</b> 18 X 11	<b>KIT</b> 15 X 9	<b>FAM/DEN</b> 21 x 13.9	<b>LA</b>	<b>BATHS</b> 1-4pc, 1-3pc, 1-2pc
<b>MBR</b> 12.11 X	<b>BR</b> 9.10 X 10.11	<b>BR</b> 10. X 12.4	<b>BR</b> 8.10 X 12.5	<b>BR</b>	<b>STRG</b> <b>BSMT</b> 700 Sq. Ft. Finished
<b>BREAKFAST NOOK</b> 9.2 X 11.5				<b>Make:</b> <b>Model:</b> <b>Serial #:</b>	<b>FOYER/ENTRY</b> 8 x 22 <b>Deck</b> 8 X 22

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

<b>Type</b> F/a Propane <b>Annual Cost</b> \$2,081.13 <b>Litres Over Last 12 Mon.</b> 3500 L @ 83¢ / L Incl. H/w \$2000 In Pellets	<b>Ceiling: R</b> 40± <b>Walls: R</b> 14 <b>Floor: R</b> <b>Skirting: R</b>	<b>Sq.ft</b> 1561 + 700 In Basement <b>Age</b> 1972 <b>Lot</b> 7 <b>Block</b> 96 <b>Plan</b> 482 <b>U#</b>	<b>Lot Sz</b> 5500 <b>Garage</b> Single Detached <b>Parking</b> Double
---	--	--	--

**SPECIAL FEATURES /FURNISHINGS:**

Very well maintained four bedroom home with walk out basement to very private landscaped rear yard. Some of the many features include the 2005 custom kitchen with maple cabinets, ceramic tile flooring, glass top stove. Laminate flooring, fire place in the dining room, garden door to rear deck. Ceramic tile entrance. Corner pellet stove in the bright living room & family room. Some new track lighting. Large storage area off downstairs family room. Landscaped front with concrete drive way and walk ways, new furnace in 2002, hot water tank in 2006 new roof in 2003. Detached insulated wired single garage. Family room can double as a 5th bedroom.

**Price Includes:** Fridge, Stove, Microwave, Dishwasher, Freezer, Washer, Dryer, Garburator, Window Coverings & Garage Door Opener.

**FOUNDATION**

Concrete

**PROPERTY TAXES**

**Amount/yr** \$3,120.00 **2011**

**TENURE** Fee Simple

**Fees**

**Area** School Draw