

WELCOME TO
68 Morrison Drive
\$664,900

WORK 669-2110

CELL 445-5760

JACQUELINE ROCHER

MLS

www.cb.yk.com



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

| | | | | | |
|-----------------------|----------------------------|-------------------------|-----------------------------|------------------------------|--------------------------------|
| LR 14.2 X 16.9 | DR 10.2 X 8.2 | KIT 11.10 X 6.11 | FAM/DEN 23.8 x 13 | LA | BATHS 2 Full |
| MBR 23.8 X 13 | BR 9 X 12.3 | BR 10.9 X 7.5 | BR 10.9 X 11.8 | BR | STRG BSMT Full Finished |
| OFFICE 9.4 X 7 | BONUS RM 9.3 X 6.11 | WORKSHOP 9 X 6 | SOLARIUM 14.3 X 11.3 | Make: Model: Serial #: | FOYER/ENTRY Deck |

HEAT

INSULATION

BUILDING

LOT

| | | | |
|---|---|---|---|
| Type Baseboard/hw Annual Cost \$3,400.00 Litres Over Last 12 Mon. 2940 L | Ceiling: R 28 Walls: R 20 Floor: R Skirting: R | Sq.ft 2400 Approx. Age 1971/95 | Lot Sz 6250 Garage Parking Triple Gravel |
| Lot 9 Block 7 Plan 68 U# | | | |

SPECIAL FEATURES /FURNISHINGS:

4 bedroom, 2 full bath home with direct water access. The backyard offers panoramic views of the lake along with a private dock. Swim, kayak, canoe in the summer months, build your own rink, snow mobile, or simply relax in the hot tub. Just some of the lifestyle advantages this unique home has to offer you. The large master suite features a walk in closet, exposed oak beams and flooring in the hobby space/office area with an eye catching custom window design, displaying the surrounding nature and lake. Upgraded main bath and galley style kitchen. Dining area overlooks the great room with vaulted ceilings finished in oak, custom shelving and storage, and an air tight fireplace, all the elements combined create a very cosy, family space. Large rec room makes up part of the 1995 addition, a great 2nd living room, with oak hardwood throughout. Near by solarium leading out to the sprawling patio and hot tub. Outdoor and indoor workshops, office with oak hardwood, triple pane windows, upgraded boiler, new double wall fuel tank and more. Call Jacqueline Rocher for details.
 *Presale inspection on file.

Price Includes: Fridge, Stove, Microwave, Washer, Dryer, Firewood on Site & 5 Sheds.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr **\$3,318.00** 2011

TENURE Fee Simple

Fees

Area Old Town