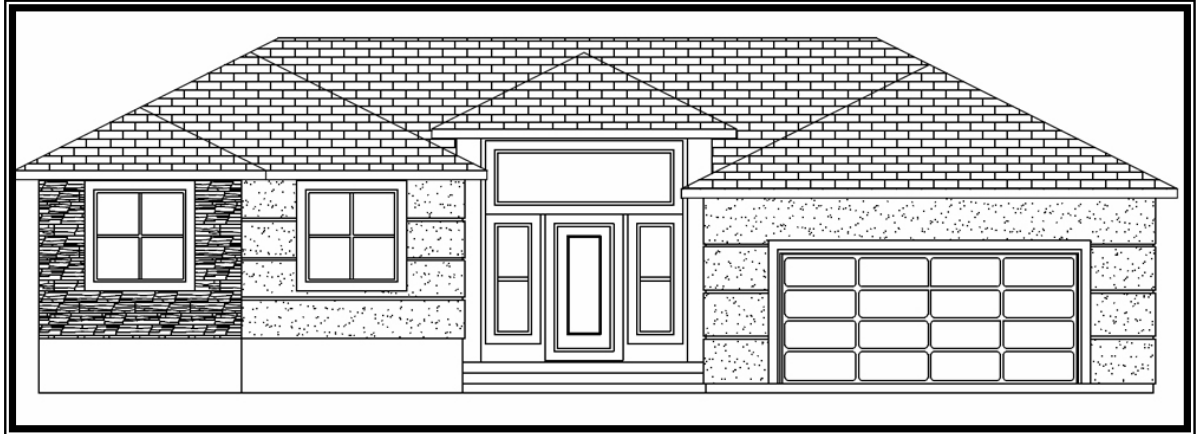


# MODERN CUSTOM HOME, LOADS OF ROOM FOR YOUR FAMILY!



## 41 ELLINGTON WAY, NIVERVILLE

1,368 sq. ft. Bungalow w/Full ICF Basement  
Gross Taxes: N/A (2010)  
3 Bedrooms  
2 Bathrooms  
Double Attached Garage (24'x26')  
5 Year National Home

Built By:



### Features:

- Spacious entrance
- Living room (15'x14')
- Maple kitchen (8.33'x16') features island and dining area (9.75'x14') with garden door to future deck (*not included*)
- Master bedroom (13'x11.92') w/walk-in closet and 4 piece deluxe ensuite
- 2 Additional bedrooms (10'x10' and 9.33'x10')
- 4 Piece main bath
- Double attached garage, 24' x 26', w/door opener

### Other:

- Full ICF basement
- PVC Tripane Low E windows
- F/A electric furnace & HWT
- Central air conditioning
- 25 yr shingles
- Stucco exterior w/ stone
- Attic is insulated R50
- Concrete driveway and walkway incl.
- Flooring: Laminate, vinyl and carpet

Contact listing agent for complete builder spec sheet.

KAREN FRIESEN  
FriesenRealty.com

326-0725  
784-6617

PROFESSIONAL  
SERVICE

with a personal  
touch!

"The information contained herein has been obtained from sources deemed reliable but cannot be guaranteed as to its accuracy. The buyer is advised to obtain independent verification of any information that is of material interest to them."

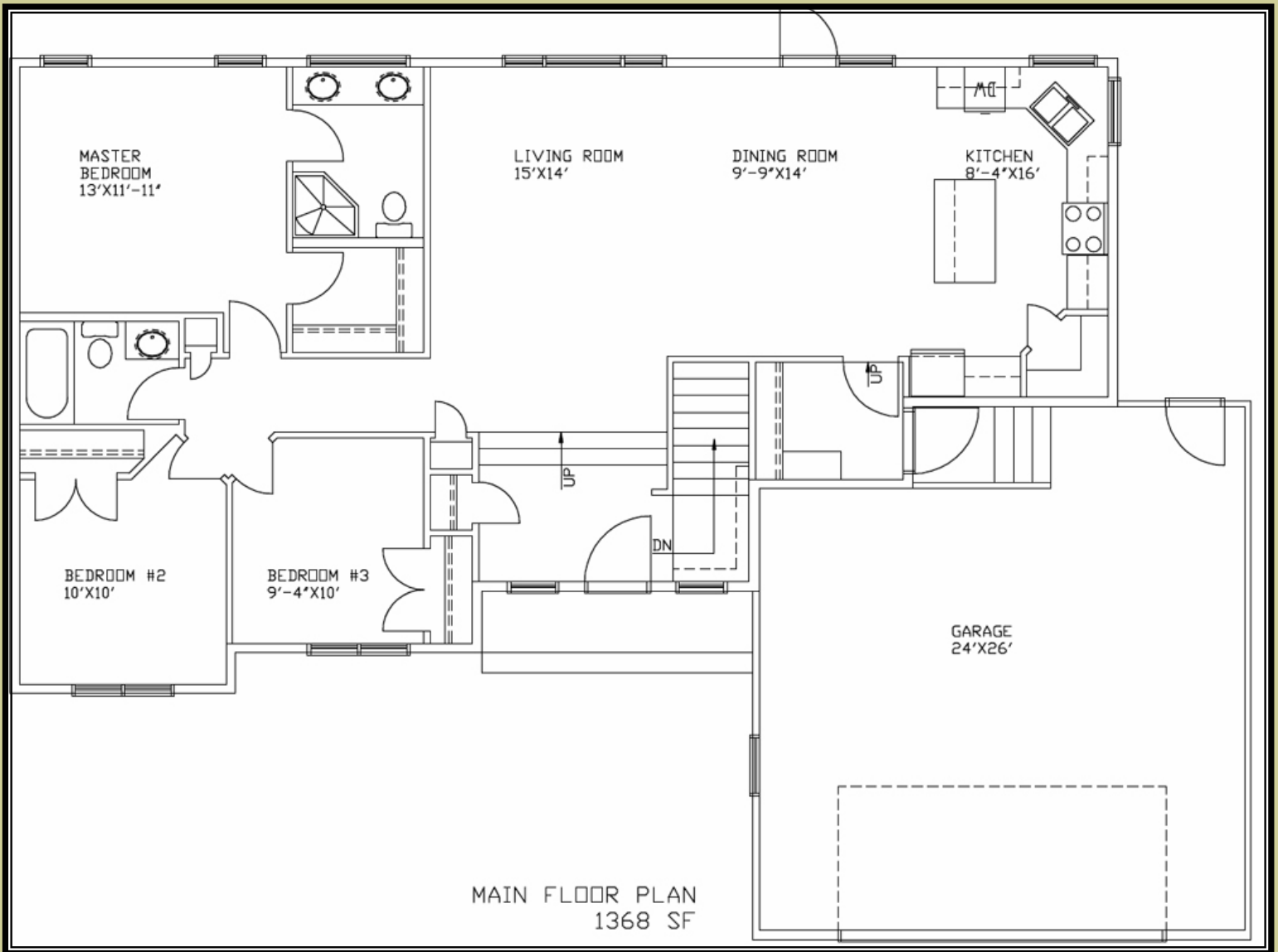
MLS 1011006  
S/C 2.5%

Offered @ \$337,900

Price incl. Lot and Net GST



**RE/MAX**<sup>®</sup>  
Performance Realty



**Note:**

Home will be built by Dowalt Custom Homes. Client is allowed to chose interior paint colours, flooring, light fixtures and exterior finish (with in builders set allowance).



**DOWALT**

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