



48 Ashley Drive Lot 33 North Side Oakbank



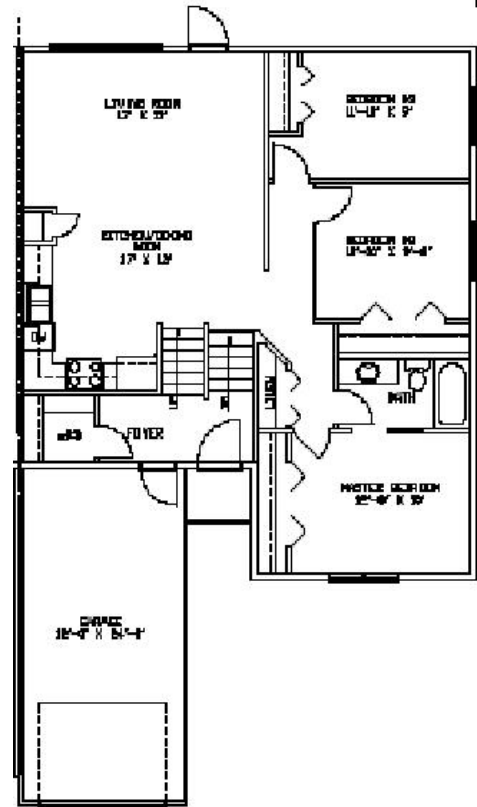
FRONT ELEVATION

1103 SF Bi-Level

- 17'x11' Living room with garden door
- 17'x13' Eat in Kitchen with maple cabinets
- 12.8'x10' Master bedroom
- 10.10'x9.8' 2nd bedroom
- 11.10'x9' 3rd bedroom
- 4 pc bath
- Spacious front entry with guest closet
- Champher corners throughout
- Purchaser to choose flooring and cabinetry

Other Information

- 12'x24' Attached garage w/remote openers
- PVC Dual Pane Low E Windows
- 5 Year Home warranty
- 25 Year Shingles
- Exterior to be determined by builder
- 100 amp service
- F/A Gas Furnace
- Central Air Conditioning
- 60 gallon Hot Water Tank
- R20 Exterior wall insulation
- R40 Attic insulation
- ICF Concrete party wall.
- ICF form basement with dry walled exterior walls and electrical outlets installed
- Concrete Driveway
- Town water and sewer
- 45'x140' Lot size w/final lot grade



**OFFERED AT
\$232,500.**

Incl Net GST
Spec and Design to change without notice



WILF FEHR
355-8200
wilffeher@shaw.ca

MLS #1012280 / Office # RN1029/ S.C. 2.5%

Re/Max Performance Realty
246 Main Street, Steinbach, MB
326-4322 / 784-6617
www.shirleyfehr.ca

“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.”



SHIRLEY FEHR
355-8770
shirleyfehr@shaw.ca