



# 56 Ashley Drive Lot 35 North Side Oakbank

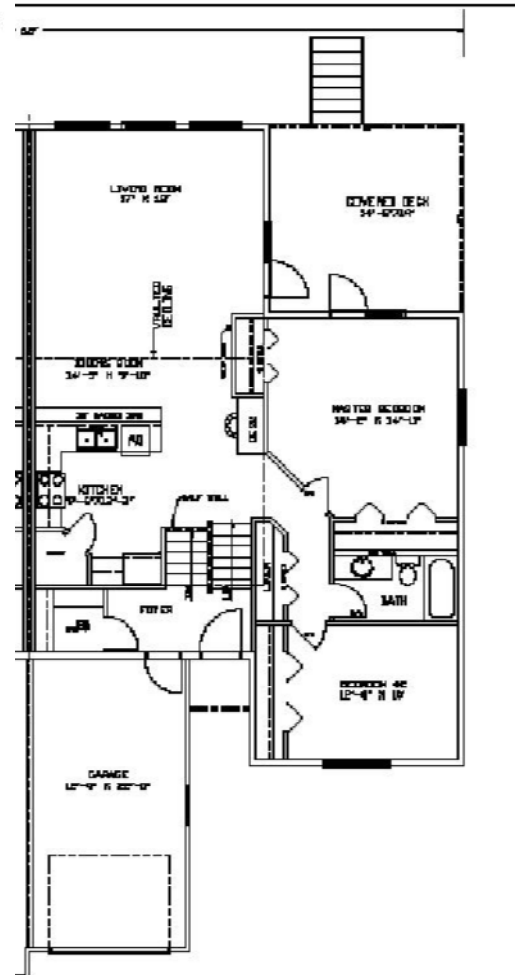


## 1235 SF Bi-Level

- 17'x12' Living room with garden door to 14'x14' Covered deck
- 15'x10' Dining room
- 10'x12' Kitchen w/upgraded cabinets and breakfast bar and corner pantry
- 14'x14' Master bedroom w/garden door to covered deck
- 12'8" x 10' 2nd bedroom
- 4 pc bath
- Vaulted ceiling in main living area
- Spacious front entry with guest closet
- Chamfer corners throughout
- Purchaser to choose flooring and cabinetry

## Other Information

- 12'x22' Attached garage w/remote openers
- PVC Dual Pane Low E Windows
- 5 Year Home warranty
- 25 Year Shingles
- Exterior to be siding and stone
- 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**

**\$244,900**

Incl Net GST

Spec and Design to change without notice



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