

HOUSE

- Like new, beautiful Craftsman style family home, built by Kerr Residential
- 3 bedrooms on the upper floor plus an office/den with built-in bookshelves
- Primary bedroom with ensuite and spacious walk-in closet
- Additional office/den on the main floor
- Open plan living/kitchen/dining with French doors to the backyard
- Pantry/mudroom with separate entrance from outside
- Wide-plank Oak hardwood flooring
- Custom Douglas fir millwork/trim
- Metal roof
- Wood-burning fireplace insert
- Fisher-Paykel appliances (propane stove)
- Heat Recovery Ventilation (HRV)
- Remainder of 2-5-10 Home Warranty
- Plans for a garage with an accessory dwelling available

LOCATION

- Walkable to everything:
 - Ferry
 - Snug Cove businesses
 - Community Centre
 - Crippen Park trails
 - Beaches
 - Churches
 - Public school
- Property is completely flat and has excellent sun exposure
- Ample parking
- On the transit and school bus routes

Heat: Radiant flooring, baseboard, wood-burning fireplace

Water: Cove Bay Water

Sewer: Septic