KEN BURNS
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2018-06-13 **2396 CHRISTIE LAKE ROAD ROAD, Perth K7H 3C6** ML#: **1108468**

Status:	**Active**	List Price:	**$449,900**
Dist/Neigh:	**906- Bathurst/Burgess & Sherbrooke (Bathurst) Twp**	Sub Type:	**Residential**
Municipality:	**Bathurst Twp**	Fronting:	**North**
Neigh Name:	**Christie Lake Road**	# Acres:	**53.000**
Lot Size:	**340.98 ' x 53 '** **Irregular**	SqFt:	
Zoning:	**RURAL - Rural Residential (RR)**	Seasonal:	**No**
Zoning Desc:	**Hobby Farm**		
Occupancy:	**Owner**		

Legal Desc: **Pt Lt 8 Con 3 Bathhurst as in RS169657, Twp of Bath Burg Sherb**

Directions/Remarks

Directions: **From Perth take Christie Lake Road to 2396**

Public Remarks: **Country Home on approx 53 treed acres near Perth. Spacious kitchen, dining and living room. Main floor master with ensuite and 2 large bedrooms on second level with 3 pc bath. Also a main floor laundry with 2pc bath. Finished basement with family room. Water source heat pump for efficient heating and cooling. Includes detached 2 car garage plus storage/barn building.**

Property Information

Style:	**Detached**	Type:	**1 1/2 Storey**	Total Beds:	**3**	Total Baths:	**3**
Builder:		Model:		Beds AG:	**3**	FB/PR Bths:	**2/1**
Year Built:	**Unknown**	#Gar:	**2**	Beds BG:	**0**	Ensuites:	**1**
Parking Desc:	**2 Garage Detached**			#Cover:	**0**	Total Park:	**5**
Heat Desc:	**Geothermal, Heat Pump**			Heat Fuel:	**Other (See Remarks)**		
Air Conditioning:	**Central**			Roof:	**Asphalt Shingle**		
Water Supply:	**Drilled Well**			# FP:	**0**	FP Fuel:	
Exterior Finish:	**Siding, Vinyl**			Sewer:	**Septic Installed**		
Foundation:	**Block**			Construction:	**Frame**		
Basement Desc:	**Full**			Basement Dev:	**Partly Finished**		
Floor Covering:	**Carpet Over Softwood, Carpet W/W & Mixed**			Fire Retrofit:	**No**		

Appliances Incl: **Dishwasher, Dryer, Refrigerator, Stove, Washer**
Feat/Equip Incl: **Air Exchanger, Drapery Tracks, Hot Water Tank, Other (See Remarks)**
Site Influences: **Acreage, Flat Site, Highway Access, Hobby Farm, No Rear Neighbours, Private Well, Wooded Area**
Neigh Influences: **Golf Nearby, Paved Road, Recreation Nearby**
Exclusions: **All furniture is negotiable**
Rental Equip: **N/A**
Restrictions: **Other (See Remarks)**
Assistive Feat: **No**

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	**Main**	**13'6" x 19'5"**	**Dining Rm**	**Main**	**11'3" x 14'2"**	**Kitchen**	**Main**	**14' x 8'11"**
Family Rm	**Lower**	**15'9" x 24'2"**	**Sitting Rm**	**Main**	**14' x 10'**	**Master Bedrm**	**Main**	**11'11" x 14'4"**
Bedroom	**2nd**	**14' x 17'**	**Bedroom**	**2nd**	**14' x 14'**	**Bath 4-Piece**	**2nd**	**10'10" x 9'7"**
Laundry Rm	**Main**	**6' x 7'3"**	**Other**	**Lower**	**12'5" x 9'7"**	**Other**	**Lower**	**10'4" x 12'7"**

Other Property Information

Assoc/POTL Fee:	**$0**	Taxes/Yr:	**$4,084.00/2017**	Survey/Yr:	
Fee Freq:	**N/A**	Assmt/Yr:			

Office Information

List Office #1: **RIDEAU REALTY LIMITED, Brokerage**

Conditional/Sold/Other Information

FD:		PR:		CD:	
DOM:	**33**	SD:		SP:	
SRD:					

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