

30 Glacier Street...updated, upgraded, affordable!



\$244,900.00

Style:	Detached 2-storey, 3 Bedrooms, 2 ½ Baths	MLS #:	643017 MLS Area 7705
Year Built:	1983 Construction	Model:	unknown
Legal Description:	Plan 4M-889 part Lot 80, RP4R-10840 Par	Rented:	Hot Water Tank
Taxes:	\$2785 (2006) Buyer to verify	Heating:	Forced air natural gas
Roll#:	0614120768380260000	Survey:	dated June, 1983
Parking:	Single attached garage with auto opener	Closing:	October 7-15 preferred
Lot Size:	42.17 feet x 96.99 feet approximately		
Inclusions:	dishwasher, hood fan, central air conditioner, automatic garage door opener & remotes (2), all light/fan ceiling fixtures, satellite dish, storage shed, alarm system		
Exclude Please:	"planet" blind in child's bedroom, wall unit in dining room		
Utility Costs:	Hydro \$84.00/mo. \$1000/year. Natural Gas: \$60.00/mo., \$740.00		
Leased:	Furnace is leased at \$40.00/mo. Payout as of Aug 16 th , 2006 is \$2003.00 including GST		

Room Dimensions (feet and inches) and Features

Rooms - Flooring	Level:	Dimensions:
Living Room – Wall to wall broadloom	Main Level	15.03 X 11.00
Dining Room – Wall to wall broadloom	Main Level	10.00 X 09.04
Kitchen – Cushion floor	Main Level	09.10 X 08.08
Eating Area – Cushion floor	Main Level	09.04 X 08.00
Two Piece Main Bath – Cushion floor	Main Level	N/A
Master Bedroom – Wall to wall broadloom	Second Level	15.03 X 11.00
Four Piece Ensuite Bath – Cushion floor	Second Level	N/A
Bedroom 2 – Wall to wall broadloom	Second Level	11.03 X 11.02
Bedroom 3 – Wall to wall broadloom	Second Level	11.00 X 09.10
Four Piece Family Bath	Second Level	N/A
Basement – Part finished, requires ceiling	Lower Level	20.03 X 14.00
Utility room and storage	Lower Level	N/A

Exterior features...

- *Quiet street surrounded by single-family homes; park at the end of the street, walk to shopping; bus stops on Wessex!*
- *NEW roof shingles (1999)*
- *NEW Windows, NEW patio door (2002)*
- *NEW front door with keyless entry. (2006)*
- *NEW Garage door (2005) complete with automatic garage door opener and 2 remotes*
- *Large corner lot has lots of mature trees for privacy. Deck and fenced yard ideal for kids, pets and entertaining!*
- *Attached single car garage*

Interior features...

- *NEW cushion flooring (2004) flows through the foyer, powder room, eating area and kitchen upon entry*
- *Living room and dining room are hi-lighted with a **natural gas fireplace** with brick face and mantle. Sliding doors to deck*
- *Lovely Bay window in Eating area. Notice the pot **lights**. The kitchen and eating area were professionally opened up in 2004. Previously there was only a doorway to the kitchen from the eating area. Dishwasher and hood fan are included.*
- *Main floor has convenient 2-piece bath with vanity*
- *Beautiful oak spindles and handrail on staircase to second level.*
- *Spacious Master Bedroom suite featuring a large closet, and private four piece ensuite bath with easy maintenance tub surround*
- *Generous 2nd and 3rd bedrooms all offer wall to wall broadloom and of course, new windows.*
- *Four-piece family bathroom also is home to the linen closet. Tub area has ceramic tiles*
- *Basement is mostly finished and requires a ceiling and drywall finishing on the walls. Even the baseboards are installed! There is plenty of storage room.*

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