



*Exceptional Value!*

# Welcome to: 75 Mariner's Trail



**PRICE \$399,900**

Taxes Gross: \$3,936

Lot Size: 75 x 200

Bedroom 1 (Master) .....	15.00 x 13.60
Bedroom 2 .....	11.40 x 10.80
Bedroom 3 .....	11.40 x 10.60
Living Room .....	18.00 x 15.80
Dining Room .....	14.60 x 13.80
Kitchen .....	16.00 x 14.00



## Features:

- BEAUTIFUL OAK HARDWOOD FLOORS & TRIM !
- Wall to Wall in all Bedrooms
- Main Floor Laundry – Mud Room accessible to Garage
- ALARM – ADT compatible system, 2 motion, all doors, sump pit high water alarm
- DECK – 30 Year Recycled Deck Boards & 6 ground hogs (piles)
- COOLING – 1.5 Tr Air-Conditioner
- HEATING – High Efficiency Furnace
- Programmable set-back thermostat
- 270 Litre (60 gallon) Electric HWT
- LOWER LEVEL – Partially finished, Insulated, RI Plumbing. Ready for completing
- 9" Foundation Walls
- Urethane foam spray on insulation in grade beam cubby hole
- Sealed & insulated ductwork
- Insulated water lines in basement
- RI Vacuum system
- ROOF – 30 year shingles by preferred roofer (Comments & requests)
- Professionally Landscaped (Back seeded)
- GARAGE – 0/S Triple 2 doors front drive thru to 1 door rear, Roxul (sound) insulated with drywall & OSB interior. Dual Garage door openings with 2 remotes one keypad

## Inclusions:

- Stainless Steel Appliances
- Natural Gas fired BBQ
- Window Coverings
- Washer & Dryer
- Water Test of WELL

## NEGOTIABLE:

- Jetted Steam room tub
- Dining Room Table & 6 chairs

*Thank you for viewing this home!*

Marketed by: **Win Blahey – Delta Real Estate**

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