



## 5 Nuttall Court

Spacious 4-bedroom plus office, 3-bathroom home tucked into a quiet court in the desirable Frame Lake subdivision, set on an oversized lot.

The main level features a welcoming family room with a cozy pellet stove and direct access to the backyard, along with one bedroom, a 3-piece bathroom, and a den conveniently located off the front entrance ideal for a home office or guest space.

The upper level offers a bright, open-concept living room and kitchen complete with stainless steel appliances, a centre island, and patio doors leading to a southwest-facing back deck perfect for enjoying afternoon and evening sun. This level also includes three bedrooms, highlighted by a spacious primary suite with a walk-in closet and private ensuite.

The mixed-use backyard is partially fenced and includes a play area, plus an extra-long driveway providing ample space for RV and/or boat parking. Additional highlights include a covered front entry/veranda, an attached garage with a new propane heater (2025), and interior access to a heated storage area on the lower level.

Update includes: paint throughout, updated flooring (2019) and windows (2021), modern Deora outlets and switches, a new hot water tank (2025), a new chimney for the pellet stove (2022), and shingles (approx. 2006).

Price includes fridge, stove, dishwasher, microwave, washer & dryer.

**Year Built:** 1987

**Fireplace:** Pellet stove

**Property Tax:** \$6,139 (2025)

**Heating:** Forced air

**Construction:** Single Family

**Parking:** RV/Boat parking

**Fuel:** Oil

**Basement:** Unfinished



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