

# 76 - 2500 152 Street

## Exterior:

- Gated complex with two entrances: 152 Street or 24 Avenue
- 2013 Asphalt roofs and eaves
- Cedar and stone exterior

## Interior Features:

- 2014: hot water on demand tank installed
- 2014: water boiler heater replaced
- 2014: Maytag dishwasher, front loading washer and dryer
- 2013: Maytag fridge
- 2013: living room gas fireplace serviced
- 2012: Viessman boiler, antioxidant in water for poly piping
- 2011: Maytag microwave
- 2009: vacuum hose for built-in system
- 2005: foyer and kitchen tile floors
- Formal living and dining room: vaulted ceiling with fan
- Kitchen: light oak cabinets, stainless steel appliances, 4 burner electric oven
- 2-Piece main floor powder room
- Master Bedroom: walk-in closet, 2nd closet, vaulted ceiling with fan
- Master Ensuite: 4-Piece, single sink, shower, soaker tub
- 2 spacious secondary bedrooms
- Open library or den
- 4-Piece main bathroom: single sink, tub/shower combination
- Built-in alarm system
- Upgraded insulation

**Monthly Maintenance Fee:** \$356.00

(management, amenities, garbage, gardening)

**Gross Taxes 2016:** \$2,329.45

**Units in Complex:** 95

**Restrictions:** Please confirm by reading Bylaws, Rules and Regulations.

**Pets:** 2 small pets

**Age:** 19 +

**Rentals:** no rentals

**Amenities:** Clubhouse

**Main Floor:** 1,085 sq. ft.

**Upper Floor:** 525 sq. ft.

**Totals Floor Area:** 1,610 sq. ft.

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. House size taken from original marketing brochure. Buyer to verify, if important prior removing conditions.



THE WALKER REAL ESTATE TEAM

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