



***Welcome***

**732-7th Street**  
**Asking \$169,900.00**  
**MLS # 398943**

- \* **Legal Description:** Lot 8 Blk/Par 25 PL G345 Ext 0
- \* **Owner:** Tracy McRae & Daryl & Gwen Abel
- \* **Style:** One and a half
- \* **Size:** 1470 sqft/2
- \* **Lot Size:** 50 X 131
- \* **Taxes:** \$1413.20/2011
- \* **Age:** 1915
- \* **Heat:** \$146/month

**Beautiful Character Home is a MUST SEE!!!**

**Address: 732-7th Street**  
**Price: \$169,900.00**

**MAIN FLOOR**

**Foyer** 9.10 X 10.11

- \* Lino

**Living Room** 10.11 X 14.8

- \* Carpet in 2008

**Formal Dining** 10.11 X 12.4

- \* Laminate Flooring in 2008

**Kitchen** 11.7X 15.1

- \* Oak cupboards with Island
- \* Nice view of back yard

**Master Bedroom** 9.10 X 9.10

- \* Carpet

**Den** 10.6 X 11.5

- \* Hard wood

**2nd FLOOR**

**Bedroom 2** 9.11 X 13.4

- \* Hard wood

**Bedroom 3** 10.8 X 13.5

- \* Carpet

**Bath** 11.2 X 5.8

- \* Laminate

**BASEMENT**

**Bedroom 4** 8.6 X 10.10

- \* Carpet

**Family Room** 13.5 X 22

- \* Carpet

**Bath**

- \* 3 Piece

- \* Lino

**Laundry**

- \* Lino

**Appliances**

- \* Fridge
- \* Range hood fan
- \* Stove
- \* Washer/dryer
- \* Vac built in with power nozzle
- \* Dishwasher built in

**Garage**

- \* Single detached garage
- \* 2006 garage roof re done

**Yard**

- \* Deck
- \* Fenced yard
- \* Beautiful treed and shrubs

**FEATURES**

- \* Newer water heater
- \* Central vac
- \* New flooring on main in 2008
- \* New laundry flooring in 2010
- \* Renovated bathroom in 2008
- \* Some 9' Ceilings
- \* Motor on furnace replaced
- \* Character home

