

FOR SALE

Seller: Rosemary Nazar C: (306) 222-0252
 Property: **410 Saskatchewan Road, Sarilia Country Estates** Email: rosemary_nazar@hotmail.com
 R.M. of Laird, 4.5 kl North of Langham \$487,900
 North Saskatchewan River 2019 Tax: \$3654



Immaculate bright custom designed river view home in beautiful Sarilia Country Estates, located on the North Saskatchewan River a short drive North of Langham. No floor plan alike!

This 2552 sq ft 2 story home features 3 bedrooms, 4 bathrooms, 1 office, insulated 2-car garage, a/c, extra parking, finished basement, maple cabinets with built-in pantry, granite counters, large island, ample storage, s/s appliances, river view from living room, kitchen and upper bedrooms; mini bar, upgraded carpets and laminate flooring.

type: 2 story *lot size:* 62'x144'
built: 2013 *lot style:* Rectangular, Treed, River View
sq. ft.: 1614 on 2 Levels *pets allowed:* Yes

of beds: 3 # of baths: 4 # of rooms: 14

<u>level</u>	<u>room</u>	<u>size</u>	<u>flooring</u>	<u>level</u>	<u>room</u>	<u>size</u>	<u>flooring</u>
M	Living Room	15x13.4	LAM	2	Bedroom	13x12	WWC
M	Dining Room	10.6x9	LAM	2	4-Pcs Bath	8x9	VYL
M	Kitchen	13.2x9	LAM	2	Bedroom	11x10	WWC
M	2-Pc Bath	5.4x5	VYL	2	4-Pcs Bath	7x7	VYL
M	Bedroom	9x9	WWC	B	Living Room	11x30	LAM
M	Laundry	5.8x5.2	VYL	B	2-Pcs Bath	6x5	LAM
M	Back Porch	7.5x5.4	VYL	B	Future Develop.	13.4x35	CONC
					Furnace/Water		

garage: 22x24 Double Attached *heat source:* In-unit *basement:* Finished
total spots: 5 *heating:* Forded Air *b wall:* Concrete
exterior: Siding, Stone, Vinyl *w heater:* Included *bldg. struct:* Wood
roof: Asphalt Shingles *h type:* Natural Gas

features: Air Exchanger, Central Air, Dishwasher Bi, Garage Door Opener, 2 Garage Remotes
inclusions: Washer, Dryer, Refrigerator, Stove, Microwave/Fan Hood, Window Rods
services: Gas, Power, Telephone, High-Speed Internet, Garbage and Recycle Pick-up, Road Maintenance
outdoor: 4 decks, 1 concrete pad, front lawn rock, side/back yard top soil/grass seed

contact: Contact **Rosemary Nazar (306) 222-0252** for a showing, more details or a list of upgrades.