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| Price: \$339,900 Status: Active | MLS® #: 41256629 PAN #: File #: 2011205754 |
| Legal Descr.: LOT 161 Address: 59 DAKOTA DR City: WELLINGTON, B2T 0E7 | |
| Side of Road: Lot Size: 1.5 ACRES PLUS | District: HD 30 Sub-Dist: Zoning: R1 Occupancy: Vacant Sec. School: A L JFERSN/LOCK VW Elem Schl: HOLLAND ROAD |
| Shore Frontage: Sq. Footage (MLA): 1,420 Total Fin SqFt.(TLA): 2,190 Building Dimensions: 44X34 | |
| List.Date: 26-MAR-2011 | Possession: FINISH STAGE / NEG |

Directions FROM FALL RIVER SOBEYS TO WELLINGTON TURN RT ON ABILENE FIRST LEFT ON DAKOTA
Show.Instr. ***PLEASE CALL LINDA @ 497-3887 FOR ALL VIEWINGS AND FEEDBACK***

| | | |
|---|--|--|
| Type: Single Family | Heating: Electric, Baseboard | Exterior: Vinyl |
| Style: Split Entry, Detached | Garage Type: Double, Heated, Built-in | Driveway: Gravel |
| Title to Land: Freehold | Water: Drilled Well | Foundation: Fully Developed, Walkout |
| Property Size: 1.0 -2.99 Acres | Sewer: Septic | Features: Deck/Patio, Air Exchanger, Ensuite, Water Jet Tub |
| Land Features: Level, Wooded/Treed, Not Landscaped | Services: Electricity | Roof: Asphalt Shingle |
| Access/View: | Rental Equipm.: None | Flooring: Other |

Inclusions CENTRAL VAC AND SECURITY R/I, 7 YR NEW HOME WARRANTY, ALLOWANCES FLR 10K, CAB 8K, LTS 1K
Exclusions COMMISSION PAID ON SELLING PRICE MINUS HST. ALL SIZES TAKEN FROM PLAN, HST REBATE TO BUILDER
Remarks ANOTHER EXCEPTIONAL HOME PROUDLY BUILT BY AUSTIN CONTRACTING LTD. LOCATED IN POPULAR 'OAKEN HILLS ESTATES' ONLY MINUTES FROM LAURIE AND OAKFIELD PARKS, THIS EXECUTIVE 3 PEAKED SPLIT ENTRY IS FULL FINISHED THROUGHOUT WITH AN EXTRA LRGE DBLE GARAGE. FEATURES INCLUDE 3 FULL FOUR PIECE BATHS, MASTER BEDRM WITH NEO ANGLE WALK-IN CLOSET & ENSUITE WITH CORNER WHIRLPOOL BATH & CORNER SHOWER),FABULOUS OPEN CONCEPT DESIGN, VERY WELCOMING & SPACIOUS FOYER WITH LOTS OF NATURAL LIGHT, BRIGHT KITCKEN WITH CENTER ISLAND, WIDE TRIM AND INTERIOR DR PEDIMENTS, LRG BRIGHT REC RM, COVENTRY STYLE INTERIOR DOORS (NO BI-FOLDS HERE), YOU'LL BE IMPRESSED!

| | | | | |
|-------------------------|----------------------|---------------------|-------------------------|----------------------------|
| Bedrooms: 3 | Sign: Yes | HST: | Garage: Yes | Gar.Details: DOUBLE |
| Bathrooms: 3 \ | Lockbox: Yes | PCDS: No | Water Access: No | Water: |
| Rental Income: | Road: | Matrim.: | | |
| Building Age: NE | CSA #: NA | Serial #: NA | | |
| | Migrated: Yes | | | |

| Floor | Room | Size | Floor | Room | Size |
|------------|-----------------------------|------------|-------------|---------------------|-----------|
| MAIN FLOOR | LIVING ROOM | 14.8X13.2 | MAIN FLOOR | BEDROOM | 11.10X9.2 |
| MAIN FLOOR | KITCHEN | 14X9.6 | MAIN FLOOR | BATH (# pieces 1-6) | |
| MAIN FLOOR | DINING ROOM | 14X9.6+BAY | LOWER LEVEL | REC ROOM | 18X14 |
| MAIN FLOOR | FOYER | 7X6 | LOWER LEVEL | DEN/OFFICE | 14X10.8 |
| MAIN FLOOR | MASTER BEDROOM | 15X14 | LOWER LEVEL | BATH (# pieces 1-6) | |
| MAIN FLOOR | ENSUITE BATH (# pieces 1-6) | 9X7.8 | LOWER LEVEL | UTILITY | |
| MAIN FLOOR | BEDROOM | 12.10X9.4 | | | |

Betterment Charges:

Condo Fee: **0** Condo Corp #: **Mobile/Leased Land F: 0**

Seller Name: **AUSTIN CONTRACTING LTD** Home Tel.: Bus.Tel.:

Listing Office: **COLDWELL BANKER ASSOC. REAL ESTATE - A562** Listing Agent: **JEFF KIDSON 902-497-4663**
902 864-5050

Listing Agent: **HARVEY RIGGS 902-499-2787**

Listing Office: **COLDWELL BANKER ASSOC. REAL ESTATE - A562** Listing Agent: **DENISE RIGGS-GRANT 902-497-8918**
902 864-5050

SP: **2.5 + HST**



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|---|--|
| Price: \$329,900 | MLS® #: 2011206131 |
| Status: Active | PAN #: |
| | File #: 2011206131 |
| Legal Descr.: Address: 116 ABILENE DR City: WELLINGTON, B2T 0E7 | |
| Side of Road: Lot Size: 1 ACRE PLUS 7775 SQ MTRS | District: HD 30 Sub-Dist: Zoning: R1 Occupancy: Vacant Sec. School: Elem Schl: |
| Shore Frontage: Sq. Footage (MLA): 1,284 Total Fin SqFt.(TLA): 2,141 Building Dimensions: 44 X 27 + JOG | |
| List.Date: 30-MAR-2011 | Possession: NEG |

Directions FROM FALL RIVER SOBEYS TO WELLINGTON TURN RT ON ABILENE
Show.Instr. ***PLEASE CALL LINDA FOR SHOWINGS AND FEEDBACK 497-3887***

| | | |
|---------------------------------------|---|--|
| Type: Single Family | Heating: Electric, Baseboard | Exterior: Vinyl |
| Style: Split Entry, Detached | Garage Type: Double, Heated, Built-in | Driveway: Gravel |
| Title to Land: Freehold | Water: Drilled Well | Foundation: Concrete |
| Property Size: 1.0 -2.99 Acres | Sewer: Septic | Features: Deck/Patio, Air Exchanger, Fireplace(s), HRV (Heat Recovery Ventilator) |
| Land Features: Not Landscaped | Services: Electricity, Telephone, Cable, High Speed Internet | Roof: Asphalt Shingle |
| Access/View: | Rental Equipm.: None | Flooring: Other |

Inclusions CENTRAL VAC AND SECURITY R/I ONLY, 7 YEAR NEW HOME WARRANTY, ALLOWANCES FLOORING \$10,000, CABINETS \$8000, LIGHTS \$1,000.
Exclusions ALL SIZES APPROXIMATE, HST REBATE TO BUILDER
Remarks Beautiful Split Entry Home built by Austin Contracting. This home offers 2141 Sq Ft of finished living area, with a large eat-in country kitchen, spacious living room with a propane fireplace, 3 bedrooms up and a potetial down. The lower level also has a large rec room, full bath, laundry and office space. Allowances are: flooring \$10,000, cabinets \$8,000 and lights \$1000. All sizes taken from plan, to be verified by buyer. Commission based on sale price less HST, rebate to builder.

| | | | | |
|-------------------------|----------------------|----------------------|-------------------------|----------------------------|
| Bedrooms: 3 | Sign: Yes | HST: | Garage: Yes | Gar.Details: SINGLE |
| Bathrooms: 2 \ | Lockbox: Yes | PCDS: No | Water Access: No | Water: |
| Rental Income: | Road: Public | Matrim.: | | |
| Building Age: NE | CSA #: N/A | Serial #: N/A | | |
| | Migrated: Yes | | | |

| Floor | Room | Size | Floor | Room | Size |
|------------|----------------|-----------|------------|---------------------|----------|
| MAIN FLOOR | KITCHEN | 20.3X12.4 | MAIN FLOOR | BATH (# pieces 1-6) | 1-4PC |
| MAIN FLOOR | DINING ROOM | COMBINED | BASEMENT | BATH (# pieces 1-6) | 1-4PC |
| MAIN FLOOR | LIVING ROOM | 17.4X13 | BASEMENT | LAUNDRY | |
| MAIN FLOOR | MASTER BEDROOM | 11.6X9.8 | BASEMENT | REC ROOM | 17.8X13 |
| MAIN FLOOR | BEDROOM | 9.8X9.8 | BASEMENT | DEN/OFFICE | 13X11.10 |
| MAIN FLOOR | BEDROOM | 11X10 | BASEMENT | DEN/OFFICE | 11.10X10 |

Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

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902 864-5050

SP: **2.5 + HST**

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|---|--|
| Price: \$374,900 | MLS® #: 2011206115 |
| Status: Active | PAN #: |
| | File #: 2011206115 |
| Legal Descr.: Address: 148 CALDERWOOD DR City: WELLINGTON, B2T 0E7 | |
| Side of Road: Lot Size: 1 ACRE + 7488 SQ MTRS | District: HD 30 Sub-Dist: Zoning: R1 Occupancy: Vacant Sec. School: Elem Schl: |
| Shore Frontage: Sq. Footage (MLA): 1,500 Total Fin SqFt.(TLA): 2,360 Building Dimensions: 46 X 29 + JOG | |
| List.Date: 30-MAR-2011 | Possession: NEG |

Directions FROM FALL RIVER SOBEYS TO WELLINGTON TURN RT ON ABILENE
Show.Instr. CALL LINDA 497-3887

| | | |
|---------------------------------------|---|---|
| Type: Single Family | Heating: Electric, Baseboard | Exterior: Vinyl |
| Style: Split Entry, Detached | Garage Type: Double, Built-in | Driveway: Gravel |
| Title to Land: Freehold | Water: Drilled Well | Foundation: Concrete |
| Property Size: 1.0 -2.99 Acres | Sewer: Septic | Features: Deck/Patio, Fireplace(s), Ensuite, Water Jet Tub, HRV (Heat Recovery Ventilator) |
| Land Features: Not Landscaped | Services: Electricity, Telephone, Cable, High Speed Internet | Roof: Asphalt Shingle |
| Access/View: | Rental Equipm.: None | Flooring: Other |

Inclusions CENTRAL VAC AND SECURITY R/I ONLY, 7 YEAR NEW HOME WARRANTY, ALLOWANCES FLOORING: \$10,000, CABINETS \$8,000, LIGHTS \$1,000
Exclusions
Remarks Welcome to Oaken Hills! Great lay-out in this 4 bedroom Split Entry home. The master bedroom has an ensuite with jacuzzi tub and corner shower and a walk-in closet, 2 more good size bedrooms and another bath are on the main floor. The main floor has 9ft ceilings, great room with fireplace & pillars to the dining nook which is open to the kitchen. The lower level has finished rec room another bedroom or office, full bath & laundry area. Commission based on sale price, less HST. All measurements taken from plan, to be verified by buyer. Other beautiful Austin Contracting lots and home styles available.

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|-------------------------|----------------------|----------------------|-------------------------|----------------------------|
| Bedrooms: 3 | Sign: Yes | HST: | Garage: Yes | Gar.Details: DOUBLE |
| Bathrooms: 3 \ | Lockbox: Yes | PCDS: No | Water Access: No | Water: |
| Rental Income: | Road: Public | Matrim.: | | |
| Building Age: NE | CSA #: N/A | Serial #: N/A | | |
| | Migrated: Yes | | | |

| Floor | Room | Size | Floor | Room | Size |
|------------|----------------|--------------------|------------|-----------------------------|----------|
| MAIN FLOOR | KITCHEN | 13.8X8.6 | MAIN FLOOR | BATH (# pieces 1-6) | 1-4PC |
| MAIN FLOOR | MASTER BEDROOM | 13.3X13 | MAIN FLOOR | ENSUITE BATH (# pieces 1-6) | 1-4PC |
| MAIN FLOOR | OTHER | 18.4X14.4-GREAT RM | BASEMENT | REC ROOM | 24X13.10 |
| MAIN FLOOR | DINING ROOM | 13.8X10 | BASEMENT | DEN/OFFICE | 13X11.8 |
| MAIN FLOOR | BEDROOM | 11X10.2 | BASEMENT | BATH (# pieces 1-6) | 1-4PC |
| MAIN FLOOR | BEDROOM | 11X10 | | | |

Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

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SP: **2.5 + HST**

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