

RURAL	West Meridian 4	Range 19	Township 51	Section 30	Quarter NE	LP:	\$212,900
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#31 51422 Range Road 195

T0B 4J0

Legal Plan: 8120593

Legal Block: 2

Legal Lot: 16

Total Acreage: 6.09



Community: None
Zone: Zone 80
Nearest Town: Tofield
Year Built: 1976
Style: Double Wide Mobile Home
Road Access: Gravel
Linc #: 0010529643
Directions:

Status: ACTIVE
Listing ID#: E4029407
Area: Rural Beaver County
Property Class: Country Residential
Building Type: Detached Single Family
To Town:



Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. All measurements to be confirmed by purchasers. **Please do not turn on water or tamper with plumbing at property has been winterized.**

Tranquil 6 acres, massive shop, 5 bedroom plus den mobile home with two furnaces - everything as is where is!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		Dimensions	Lvl	Lvl	SqM	SqFt	Other Rooms	
Full Bath:	0	0	0	1	0	0	Living Room:		M	Main:			Bedroom	
Ensuite Bath:		0	0	0	0	0	Dining Room:			UL:				
Bdrms Above:	5						Kitchen:		M	LL:				
# Finished Lvl:	1						Family Room:			BG:				
Fireplace Y/N:							Den:		M	Total AG:	132.29	1,423.97		
Parking:	Heated, Insulated, Over Sized, RV Parking, Shop, See Remarks						Master Bdrm:		M					
							Bedroom 2:		M					
Front Exposure:							Bedroom 3:		M	Frntg X Depth:			X:	
Flooring:	Carpet, Linoleum						Bedroom 4:		M	Disclosure Report Y/N:				
							Bonus Room:			Conform:				
Foundation:	Block						Basement:		None	Basement Dev:	No Basement			
Construction:	Prefab						Exterior:		Vinyl					
Roof Type:	Asphalt Shingles						Lot Dim Info:							
Features:	See Remarks						Phone Desc:		PAID					
							Sewer/Septic:		See Remarks					
							Power:		Paid For, Single Phase					
Goods Incl:	See Remarks						Goods Excl:							
Site Influence:	See Remarks						Heat Paid:		PAID	Heating Fuel:	Natural Gas			
							Heating Type:		Forced Air-1					
							Water Supply:		Cistern					
Out Building:							Water GPM:			Depth of Well:				
Virtual Tour:							Ownership:	Bank/Fin Institut Owned				SRR:	N	
Brochure:							Restrictions:	None Known						
Appt Phone #:	587-269-3333		Appt Name:	Team Oosterveld				Appointment:	Must Confirm Appointment					
Seller Name:	Toronto Dominion Bank						Tax Amount:	\$2,068		Tax Year:	2016			
List Agent:	Ben S Oosterveld - Ph: 587-269-3333						Warranty:							
List Agent Email:	ben@teamoosterveld.com						List Agent Web:	http://www.teamoosterveld.com						
List Firm:	Re/Max Elite - Off#: 780-464-4100						List Firm 2:							
List Agent 2:							Commission:	2.25/100K & 1/B						
Listing Date:	7/12/2016		Expiry Date:	10/10/2016				Possession:	30		Negotiable	DOM:	1	
Title to Land:	Fee Simple		Occupancy:	Tenant										
Pending Date:			Sold Date:			Adjustmnt Date:			Sold Price:					
Sell Firm:						Sell Firm 2:								
Sell Agent:						Sell Agent 2:								

07/13/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0