

Asking Price
\$389,000.00

Estate Sale

Prime Stoney Creek Location

Spacious brick home on huge lot. Over 1000 sq. feet on main level. Finished basement with extra kitchen, finished rec room with fireplace, wet-bar and 3 pc bathroom. Potential in-law-suite or rental apartment.

Note Lot Size-*Possible Severance*-Buyer to Verify!

Lock Box for easy showing.

Investpro Realty Ltd., Brokerage

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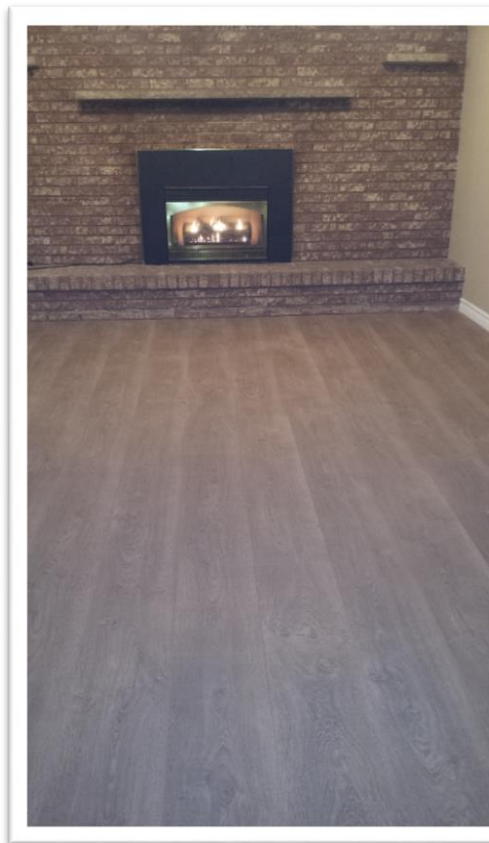


85 Millen Road, Stoney Creek

PROPERTY DETAILS

Type of Ownership: Freehold

- ▶ Bungalow
- ▶ Roof: New in 2015 (has been contracted)
- ▶ Lot Size: 78 ft. x 140 ft.
- ▶ Taxes: \$ 3,810, for 2014
- ▶ Property Size: 1050 sq. ft.
- ▶ Flooring-Natural Hardwood & ceramic
- ▶ Fireplaces: 2
- ▶ Basement: Full and finished
- ▶ Heating: Hot Water radiant heat
- ▶ Occupant: Estate Sale (vacant)
- ▶ Central Air: Yes
- ▶ Mortgage: Purchaser to Arrange
- ▶ Fuel: Gas (Natural)
- ▶ Parking: Single Attached Garage, Double Drive,
- ▶ Water Supply: Municipal
- ▶ Rental Equipment: None
- ▶ Water Meter: Yes
- ▶ Exterior Finish: Brick
- ▶ Sewer Type: Sewer Connected
- ▶ Topography: Level
- ▶ Features: Automatic Garage Dr. Sep. Dining Room, Eat-in Kitchen



ROOMS and SIZES (imperial)

- ▶ Foyer
- ▶ Bedroom 10 x 12.5
- ▶ Rec Rm w/FP 12 x 23
- ▶ Dining Room 11.8 x 10
- ▶ Bedroom 10 x 14.5
- ▶ Storage rm. in basement 12 x 16
(could be another bed room)
- ▶ Living room 11.5 x 18
- ▶ Bed room 13.5 x 11
- ▶ Mudroom 13 x 7.5
- ▶ 3 Pc Bthrm
- ▶ 4 Pc Bthrm



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