



Price: \$229,000	MLS@ #: 1123349 b
Status: Active	
Legal Descr.:	
Address: 17 BANNOCK ST	
City: GANDER, A1V 0G5	
Side of Road:	
Lot Size: 74F X 153L X 131R X 30B	District: CL
Main Floor: 1,025	Sub-Dist: 104
2nd Floor Area:	Zoning: RES
3rd Floor Area:	Elem Schl:
Basement Area: 650	Sec. School:
Total Living Area:	
Square FT/M: 1,675	
Possession:	

Property Overview Nearing Completion - CHECK THIS OUT!!! You will be amazed at the features this home has to offer. Main floor has fantastic open concept, 2 bedrooms, ensuite off master, laundry room, and a beautiful kitchen with appliances included. The basement is complete with bedroom, full bath, large rec room, utility/storage room with an outside entrance. Price includes a double paved driveway and partially fenced. 7 year home ownership warranty. Wont last long call today!!!

Type: Single Family	Heating: Electric, Oil, Wood, Natural Gas	Exterior: Vinyl
Style: Duplex, Attached	Garage Type:	Driveway: Double, Paved
Title to Land: Freehold	Water: Municipal	Foundation/Develp.: Poured Concrete
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Dishwasher, Fridge, Stove
Land Features: Partially Fenced, Patio(s) & Deck(s)	Services: Electricity	Roof: Asphalt Shingle
Access: Year Round Road Access	Rental Equipm.: None	Flooring: Ceramic/Marble, Laminate

Inclusions
Exclusions

Bedrooms: 3	Sign: Yes	UFFI: NO	Garage: No	Drive Details:
Bathrooms: 3 \ 0	Lockbox: Yes	PCDS: No	Water Front: No	Water:
Rental Income: NO	Road: Public	Matrim.: No		
Building Age: NE				
New Construction Onl: Exists				

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	13.5 X 13.9	MLEVL	EBATH	5.2 X 5.4
MLEVL	DINRM	11 X 10.2	BLEVL	BEDRM	12.9 X 8.8
MLEVL	KITCH	10.3 X 10.2	BLEVL	BATH	5.5 X 5
MLEVL	BEDRM	11 X 9.3	BLEVL	RECRM	12.7 X 25.2
MLEVL	BATH	7.8 X 5.2	BLEVL	UTIL	22.5 X 16.00
MLEVL	MBED	11.8 X 13			

Assessment: \$	Taxes: \$ ()	Water Tax:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: Royal LePage Turner Realty 2014 Inc.		

Compliments of: **ROBIN BURSEY: 709-256-7999**
E-mail: office@realestategander.com
Company Name: **ROYAL LEPAGE TURNER REALTY 2014 INC.: 709-256-7999**

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