



MLS #: **072818** Price: **\$219,900.00**  
 List Date: **17 OCT 2007** Sale Price: **\$0.00**  
 DOM: **8** Possession: **TBA**  
 OM Date: Sign: **Y**  
 Status: **Active** Lockbox: **Y**  
 District: **THUNDER BAY** Close Date:  
 Sub Dist: **JOHN ST. NORTH**  
 Zoning: **RESIDENTIAL ONE UNIT ZONE**  
**NEW UNDER**  
 Age: **CONST**  
 Style: **BILEVEL** Occupancy: **VAC**  
 Type: **DETACHED** Fronts On: **N**  
 Commission: **2.0 (HO 180)** Postal **P7G0A1**  
 Code:

**RESIDENTIAL**  
**LOT 43 HUTTON PARK DRIVE THUNDER BAY**

Seller: **663797 ONTARIO LTD. O/A LARIZZA CUSTOM HOMES**  
 Legal: **PLAN 55M611 LOT 43**  
 Directions: **NORTH OF JOHN ST. BETWEEN MERCIER AND MOORE**

Heating Costs: **0.00** Driveway: **SIDE DRIVE**  
 Heating Type: **FORCED AIR** Garage: **N**  
 Heating Fuel: **GAS** Taxes: **1.00 Yr: 2007**  
 Lot Frontage: **49.20** Assessment:  
 Lot Depth: **113.2** Waterfront: **N N/A**  
 Acres: **0.00** Prop Size: **UNDER .5 ACRES**

|                                    |                      |                      |
|------------------------------------|----------------------|----------------------|
| Rooms: <b>5</b>                    | Beds Above: <b>3</b> | Total Beds: <b>3</b> |
| Total Baths: <b>2</b>              | Full Baths: <b>2</b> | Half Baths: <b>0</b> |
| Condo/Lot Fee: <b>0.00</b>         | Condo                | Condo Park           |
| Ensuite Pcs: <b>4</b>              | Locker#:             | Sps:                 |
| Main Floor Area: <b>1,280.00</b>   | Fireplaces: <b>0</b> |                      |
| Total Living Area: <b>1,280.00</b> | Condo                |                      |
|                                    | Facilities:          |                      |
|                                    | Maint Fee            |                      |
|                                    | Inc.:                |                      |

- Room Dimensions -

|                        |                   |                    |
|------------------------|-------------------|--------------------|
| <b>LR M 16.6X13.6</b>  | <b>DR M 12X11</b> | <b>KIT M 12X11</b> |
| <b>MBR M 13.0X12.0</b> | <b>BR M 10X9</b>  | <b>BR M 10X10</b>  |

**BR  
BTH3  
DEN  
OTHER**

**BTH1 M 4 PCE  
RECRM  
LNDRY  
OTHER**

**BTH2 M 4 PCE  
FAMRM**

Access: **MUNICIPAL ROAD** Foundation: **POURED CONCRETE**  
Basement: **FULL BASEMENT** Exterior: **BRICK/ALUM/VINYL**  
Basement **UNFINISHED** Roof: **ASPHALT SHGL**  
Dev:  
Features-  
Int.: **AIR EXCHANGER,ENSUITE**  
Features-  
Ext.: **DECK**  
Services: **BUS SERVICE,CABLE,GARB PICK-UP,GAS,HYDRO,MUNIC  
WATER,SEWER,STREET LIGHTS,TELEPHONE**  
Rental  
Equip: **HOT WATER TANK**

Remarks: **GREAT LAYOUT, HUGE KITCHEN AND DINING AREA. DECK FROM BACK  
DOOR. 200 AMP SERVICE. CONTACT LISTING AGENT FOR FEATURE  
SHEET. DEEP LOT WITH AMPLE ROOM FOR GARAGE. GST INCLUDED IN  
PURCHASE PRICE (REBATE TO BUILDER). QUIET RESIDENTIAL  
NEIGHBOURHOOD AND BACKING ONTO GREENSPACE.**

Ad **NEW BILEVEL WITH GREAT LAYOUT IN QUIET RESIDENTIAL**  
Copy: **NEIGHBOURHOOD. HUGE KITCHEN AND DINING AREA. DECK FROM  
BACK DOOR. VIRTUAL TOUR AVAILABLE OF SIMILAR PLAN ALREADY  
BUILT.**

List Office **RAINBOW REALTY LTD, BROKERAGE**  
(1):

Ph: **807-623-1717**

List Rep (1): **COSMO VENEZIALE, MVA., Broker of Record**

Ph: **807-473-7148**

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