

Welcome to
239 Fallis 6th Line,
Cavan



\$499,900

Panoramic views from this 1 year old 2240 sq ft home on 43.82 acres with 30x50 steel building & 38 workable acres. Open-concept eat-in kitchen/family room/living room & separate dining room (currently used as a den) with plank cherry-stained rustic oak hardwood floors & cozy wood burning fireplace. Sunny floor plan with extensive windows through out. Stunning cherrywood cupboards with under cabinet lighting, centre island & pantry. Main floor laundry with access to double garage & garage access to basement. 3 spacious bedrooms with master having ensuite with corner "air" tub & separate shower. Extra wide pot-lit wrap around porch. Unspoiled basement warmed by an airtight stove. Seller has the right to harvest seasonal crop. Lots of country charm well set back from the road!

www.dmandzuk.ca

FOR ADDITIONAL DETAILS



239 Fallis 6th Line
 Cavan, Ontario L0A1G0 X23 Taxes: \$2,400/2009
 Con 5 Pt Lot 4 RP9R2559 Pt Part 1 Save & Except **

Detached Fronting On: S Rooms: 8
 2-Storey Apx Age: 0-5 Bedrooms: 3
 Lot: 43.82X0 Acres Apx Sqft: 2000-2500 Washrooms: 3
 1x3, 2x4
 Lot Irreg: ** Part 1 On Plan 45R13753 Kitchens: 1
 Dir/Crss St: Tapley 1/4 Line/Fallis 6th

Fam Rm: Y Basement: Sep Entrance/Unfinished Exterior: Vinyl Siding Gar Type/Spcs: Attached/2
 Retirement: N Central Vac: N Lndry Lev: Main Waterfront: None
 Fireplace/Stv: Y Heat: Oil/Forced Air CAC: Y Drive: Private Parking Spaces: 10
 Prop Feat: Clear View Level

# Room	Level	Dimensions (ft)			
1 Kitchen	Ground	35.20 x 14.99	Combined W/Family	Hardwood Floor	Centre Island
2 Breakfast	Ground	35.20 x 14.99	Combined W/Family	Hardwood Floor	South View
3 Family	Ground	35.20 x 14.99	Combined W/Kitchen	Hardwood Floor	Fireplace
4 Living	Ground	13.81 x 13.62	W/O To Porch	Hardwood Floor	Staircase
5 Dining	Ground	13.65 x 11.48	Separate Rm	Hardwood Floor	Picture Window
6 Master	2nd	17.49 x 13.68	4 Pc Ensuite	Hardwood Floor	W/I Closet
7 2nd Br	2nd	12.83 x 11.42	Closet	Hardwood Floor	Ceiling Fan
8 3rd Br	2nd	13.75 x 11.45	Closet	Hardwood Floor	Ceiling Fan

Inclusions: all electrical light fixtures & ceiling fans, all window blinds, built in dishwasher, owned hot water tank, owned water softener, garage door opener & 2 remotes, kitchen micro/fan unit, central air conditioning, heat recovery ventilation system, exterior clothesline, basement airtight stove.

Exclusions: Bell satellite dish.

Negotiable: kitchen fridge & stove.



NOT INTENDED TO SOLICIT PROPERTIES ALREADY LISTED NOR BUYERS SIGNED UNDER A BUYERS AGENCY AGREEMENT. ALL INFORMATION IS DEEMED TO BE ACCURATE BUT SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION. E. & O.E.



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