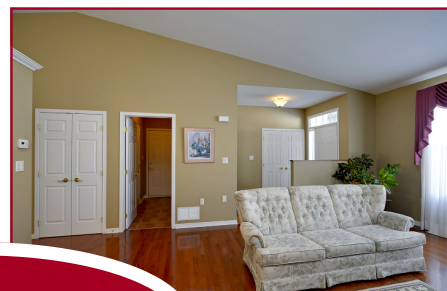


# 631 Country Trail Private

ANDERSON PARK



\$295,000



Anderson Park is an amazing enclave of adult (55+) bungalows south east of the City via Hwy 417. 49 homes sit on 50 pristine acres. With just over 1500 sq.ft. of sun-filled living space, this end unit has an unspoiled basement, 2-car garage, gas fireplace, sun-room, ensuite bath, spacious kitchen w/cherry cabinetry, hardwood floors, soaring ceilings, municipal water/community septic. Carefree Country Living in Anderson Park.



*Gail McDonald*  
SALES REPRESENTATIVE

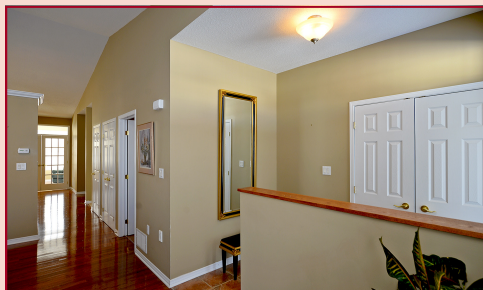
[gail@gailmcdonald.ca](mailto:gail@gailmcdonald.ca)

**RE/MAX**<sup>®</sup>  
metro-city realty ltd.  
INDEPENDENTLY OWNED & OPERATED BROKERAGE

(613) 563-1155

# 631 Country Trail Private

ANDERSON PARK



## Features

- Bearbrook Model by Brigid with Sun Room—1515 sq. ft. of Living Space
- Five Appliances Included
- Municipal Water & Community Sewage System
- LIFE LEASE - 55+ Fee Includes: Grass Cutting, Snow Removal, Management, Recreation Centre, Club House, Insurance
- Lots of Open Space & Trails for Skiing and Walking,

## Dimensions

MAIN LEVEL		
Living Room	20.00 ×	16.01
Dining Room	16.01 ×	10.08
Kitchen	8.09 ×	
Sun Room	10.00 ×	10.00
Main Bathroom	5.00 ×	9.08
Foyer	8.03 ×	5.09
Laundry	9.03 ×	6.07
Master Bedroom	12.00 ×	14.00
Ensuite Bathroom	9.06 ×	5.00
Walk-In Closet	5.00 ×	5.00
Bedroom	12.03 ×	10.06

## Details

<b>Unit Number</b>	37
<b>Taxes:</b>	\$2971. (2014)
<b>Year Built:</b>	2007 (approximately)
<b>Heating:</b>	Forced Air—Propane with Central Air Conditioning
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, Automatic Garage Door Opener, Blinds, Drapes, Hot Water Tank, Air Exchanger

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED.