

## FEATURE SHEET FOR 135 KIKOMUN-NEWGATE ROAD

- 29.1 ACRES OF FENCED PROPERTY AND 8 FT. CROSSED FENCED
- SURROUNDED BY CROWN LAND ON BACK AND SIDE
- FRONTS ONTO NEWGATE ROAD
- GRANTED GENTLEMAN'S AGREEMENT FOR NEIGHBOURING PROERTY TO USE ROAD
- EXPANSIVE PANORAMIC VIEWS
- 2 KM WEST OF LAKE KOOCANUSA
- NUMEROUS OUTBUILDINGS, HAYFIELD, CORRAL, PASTURE AND ORCHARD WITH CHERRY, APPLE, PLUM AND PEAR TREES
- UNDERGROUND WIRING WITH POWER TO BARN AND OUTBUILDINGS
- 24 X 26 WORK SHOP
- 24 X 16 SINGLE CAR GARAGE WITH CONCRETE FLOOR AND GARAGE DOOR OPENER
- FENCED GARDEN AREA
- SPACIOUS 14 X 32 FT BACK DECK
- FRONT VERANDA – 52 X 8
- LOW MAINTENANCE VINYL SIDING
- METAL ROOFING

BEAUTIFUL, EXECUTIVE STYLE HOME LOOKING ONTO MAGNIFICENT MOUNTAIN VIEWS.

### FEATURES:

- HOME BUILT IN OCTOBER 1999
- MAIN FLOOR – 1,782 SQ. FT – UPPER LEVEL – 1,100 SQ. FT. – FINISHED BASEMENT 1,782 SQ. FT. – TOTAL FINISHED SQ. FT. 4,664
- OPEN FLOOR PLAN
- COUNTRY SIZED KITCHEN WITH LARGE EATING AREA
- SOLID MAPLE HARD KITCHEN CABINETS
- WALK-IN PANTRY
- GARDEN DOORS TO BACK DECK FROM DINING AREA
- BACK DOOR ENTRY TO DECK – GARDEN DOORS TO BEAUTIFUL VERANDA
- GAS STOVE - TWO OVENS
- SOLID MAPLE HARDWOOD FLOORING
- TWO SKYLITES
- VAULTED CEILINGS
- WIRED FOR STEREO AND INTERNET

## MASTER SUITE

- HIGH VAULTED CEILINGS
- BAY WINDOW FEATURING BEAUTIFUL VIEWS
- WALK IN CLOSET
- GARDEN DOOR TO VERANDA
- GAS FIREPLACE
- 6 PIECE ENSUITE FEATURING TILED TWO MAN WALK-IN SHOWER
- JACUZZI TUB
- MAPLE STAINED CHERRY CABINETS
- SEPARATE MAKE-UP AREA
- TWO SINK VANITY
- SEPARATE WATER CLOSET

## UPPER LEVEL

- SPACIOUS FAMILY ROOM
- VAULTED AND ANGLED CEILINGS
- OFFICE /BEDROOM AREA
- SEWING/BEDROOM AREA

## WALK-OUT BASEMENT

- SUMMER KITCHEN
- COLD ROOM STORAGE
- DARK ROOM FOR PHOTOGRAPHY
- POTTERY ROOM
- 3 PIECE BATH
- WOOD STOVE
- SPACIOUS LAUNDRY AREA
- BEDROOM
- LOTS OF STORAGE
- SEPARATE ENTRANCE TO OUTSIDE
- BI-VACUUM SYSTEM

## WELL

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- EXCELLENT WELL – 72 FT. DEEP, 15 GAL. PER MINUTE
- IRRIGATION WELL – 135 FT. DEEP, 30 GAL. PER MINUTE

## TAXES

- 2006 TAXES \$1,808.08 - CLASSED AS FARM LAND
- HOME AND 3 ACRES ARE DEEMED PRINCIPAL RESIDENCE, BALANCE OF PROPERTY IS CONSIDERED FARM STATUS - GST APPLICABLE ON FARMLAND