

# 3022 NATIONVIEW DRIVE

## Upgrades:

- Roof Re-shingled 2014
- Furnace 2014
- UV Light Water Treatment System 2021
- Central Air Conditioner 2000

## Notable Points:

- Septic Inspected July 2021 – good working order
- Septic Pumped July 2021
- Water Potability July 2021 : 0 coliforms / 0 E.coli
- Submersible Well Pump
- No sump pump required – gravity based system

## Utilities:

Hydro \$65 per month

Gas \$100 per month

Hot Water Tank is Owned



*Nina Tachuk*  
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**Team Realty**  
Independently Owned and Operated. Brokerage

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## Property Taxes:

\$3,610.67 for 2021

## Inclusions:

Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, Air Exchanger, UV Light, Auto Garage Door Opener & 2 Remotes, All Window Treatments, All Light Fixtures

Exclusions: Freezer, Microwave

Leases: None

Closing: Very Flexible

***BEAUTIFUL BUNGALOW, lovingly maintained by the original owner who built the home, sitting on a mature, tree lined lot, backing on to the South Nation River! NO REAR NEIGHBORS. Quiet, Child Friendly Street. Steps to Nationview Public School and only 10 minutes to Winchester and 10 minutes to Kemptville and Hwy #416.***

**~WELCOME HOME~**



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