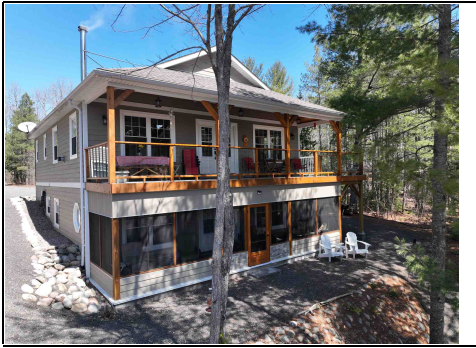


CLIENT VIEW



Virtual Tour

List Price	\$899,900	MLS #	SM251046
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	1008 QUINN RD		
City	LITTLE WHITE RIVER		P0R 1H0
District	East	Zoning	RES_OTHER
Sub District	Iron Bridge	Lot Size	325 x 411
Assessment \$	225,000.00	Acreage	2.90
Annual Taxes \$	\$562.50	Fronting On	North
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Escape to your own private paradise at 1008 Quinn Rd., Endikai Estates. This exceptional three-acre double lot is nestled on a year-round road within the sought-after Endikai Lake Estates in unorganized Albanel Township. This rare gem offers unlimited access to crown land and endless outdoor adventures. Enjoy over 325 feet of pristine water frontage on the Little White River. This professionally built custom home boasts over 2300 square feet with three bedrooms and two bathrooms. Constructed with high-end finishes and materials that exceed building code requirements. The home features a covered timber entrance and veranda, an upper wraparound deck with white aluminum rails, and a large covered post and beam veranda with glass railings. The lower floor offers double front doors that lead to a spacious 32x8 foot screened-in porch. The property is equipped with a 1500W articulating solar system, a 48V Magnum inverter, and 1100 amp hours of 24 -2V Surette batteries, ensuring reliable off-grid power. A 10kW dual-fuel generator provides additional backup. The property includes a 28x26 enclosed garage with a double attached 26x22 carport and a 12x18 attached storage shed. The interior features granite counters and

Roll # **579934300001700 & 579934300001800**
 PIN **313790043 & 313790042**

Waterfront Y/N	Yes	Waterfront Name	LITTLE WHITE RIVER
Sign Y/N	Yes	Lockbox Y/N	Yes
Local Imprv	No	Imprv Cost \$	
Survey Y/N	Yes	Survey Date	1/2/2007
Approx SqFt	2001-2500	SPIS Y/N	
# Bdrms AG	1	# Bdrms BG	2
TTL	3		
# Full Baths	1	# Half Baths	0
TTL	2		
Age	2012	Age (Building)	11-15
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	Propane Tank (McDougall)	STYLE	Bungalow
		SERVICES AVAILABLE	High Speed Internet, Telephone
		WATER/WELL	Sandpoint Well
		SEWER/SEPTIC	Septic
		SITE INFLUENCES	Recreational Trails, Scenic View, Waterfront Lot, Deeded Waterfront Access
		BASEMENT 1	Full Basement
		FOUNDATION	Wood
		EXTERIOR FINISH	Wood
		FEATURES INTERIOR	Appliances Built-in, Built-in Dishwasher, Ensuite, Generator Hook Up, Main Floor Family Room, Main Floor Laundry, Rec Room, Sunroom
		FEATURES EXTERIOR	Deck, Dock, Satellite Dish, Solar, Storage Shed
		HEATING TYPE	Fireplace, Space Heater
		HEATING SOURCE	Propane Gas, Wood
		GARAGE TYPE/SIZE	2 Car, Carport, Detached
		DRIVEWAY SIZE	Other
		DRIVEWAY DETAILS	Gravel

Chattel Included **EVERYTHING NOT IN EXCLUSION IS INCLUDED.**

Fixtures Excluded **PLEASE CHECK DOCUMENT SECTION FOR EXCLUSIONS.**

LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	15.10 x 11.9	Laminate
MFLR	DINRM	9.3 x 11.4	Laminate
MFLR	LIVRM	19.4 x 19.8	Laminate
MFLR	LAUND	9.3 x 9.3	Tile
MFLR	BDRM1	14.2 x 12.10	Laminate
MFLR	BATH1	11.4 x 6.10	Tile
BLVL	RECRM	31.6 x 19.6	Laminate
BLVL	BDRM2	13.10 x 11.7	Laminate

List Office	Oak Realty Ltd. - OFFC: 705-848-9000	Selling Office	
Sold Price		Firm Date	
Compliments of:		Megan Admin_Woods - OFFC: 705-848-9000	BROKERAGE STAFF
E-mail:		admin@oakrealty.ca	
Company Name:		Oak Realty Ltd. - OFFC: 705-848-9000	