



ROYAL LEPAGE
Dynamic Real Estate
INDEPENDENTLY OWNED AND OPERATED



**Blair
Sonnichsen**

Welcome to Silver Heights

420 Moray Street

Living Area: 1622 sq.ft.

Lot Size: 63' x 128'

Taxes: \$3,557.30 (Gross 2011)

Year Built: 1961

www.winnipeg homes.com



**Tyson
Sonnichsen**

ROOM MEASUREMENTS

MAIN FLOOR

Living Room:	17' x 14'	Picture window, front entry with coat closet, laminate flooring, brick feature wall, wood burning fireplace (needs new liner)
Dining Room:	13'9" x 12'	Mirror feature wall, built-in hutch, access to Living Room, laminate flooring
Kitchen:	13'5" x 10'5"	Lots of oak cabinetry, pantry, double stainless steel sink, dine in area, tile flooring, laminate counter tops
Master Bedroom:	14'5" x 11'	Hardwood flooring, double clothes closet
Bedroom:	14'2" x 10'	Hardwood flooring, single clothes closet
Bedroom:	12'8" x 10'4"	Hardwood flooring, single clothes closet
Bedroom:	10'9" x 10'3"	Hardwood flooring, view of back yard
Bathroom:	4-piece	

BASEMENT

Rec Room:	12' x 26'	Wall to wall carpeting, suspended ceiling
Media Area:	12' x 14'	Wall to wall carpeting
Office:	12' x 12'	Wall to wall carpeting
Bathroom:	3-piece	

FEATURES

- Updated furnace in 2007
- Central air conditioning in 2007
- Newer windows & doors throughout
- Upgraded flooring
- Exterior painted in 2010
- Oversized attached garage
- Covered patio area
- Fenced yard & patio stone area in back
- Newer roof
- Main floor bath redone with dual flush toilet & newer tub unit (lighted)
- 1-Year UNIRISC™ Home Warranty available

Asking Price: \$327,900.00

Thank you for viewing this fine home.

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Coverage For
Buyer Is 1 Full
Year From Date
Of Closing...

Basic Coverage
\$249

- ⌘ Central Heating Systems
- ⌘ Duct Work
- ⌘ Interior Plumbing System
- ⌘ Sump Pump
- ⌘ Interior Electrical System
- ⌘ Water Heater
- ⌘ Range, Oven
- ⌘ Range Hood
- ⌘ Built-in Microwave
- ⌘ Built-in Dishwasher
- ⌘ Garbage Disposal
- ⌘ Trash Compactor
- ⌘ Central Vacuum System
- ⌘ Garage Door Opener

Optional Coverage

- ⌘ Refrigerator \$ 25
- ⌘ Washer / Dryer \$ 75
- ⌘ Air Conditioning \$ 50
- ⌘ Swimming Pool / Spa Equipment \$ 150
- ⌘ Well Pump \$ 75

This brochure is not a contract. It provides a general summary of the home systems service program. Coverage is limited to the terms and conditions of the contract that is issued.

Put a UNIRISC™ Home Warranty to work for you...

A Home Of Your Own Should Be a Pleasure Not A Headache

Buying your home is probably the biggest investment of your life, and certainly the most important one! It's where your dreams become plans, and your plans become realities. It's where quality of life, not quantity of problems, should be your main concern. Most home buyers use all of their available cash and credit to purchase a home. What if a major appliance, water heater or furnace malfunctions or stops operating altogether? Who would you call? How will you afford the costs of repair?

We have created the UNIRISC Home Warranty to help you handle unexpected and costly breakdowns of your vital home systems - heating, plumbing, electrical and more. UNIRISC Home Warranty not only puts you in touch with the people who can fix the problem, we'll help pay for it!

When Your Home Systems Fail, UNIRISC Home Warranty Repairs Or Replaces Them.... So You Can Just Relax

Many of your home's vital systems are out of sight, and the UNIRISC Home Warranty helps you put them out of mind, too! When something goes wrong due to normal wear and tear, the UNIRISC Home Warranty is there to help make it right - for one full year after closing for home Buyers.

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\$ 249
Basic Coverage



We'll Cover You

The UNIRISC Home Warranty can cover everything from eligible mechanical systems such as central heating and air conditioning, interior plumbing and electrical systems... to major appliances... and even specialty items like a swimming pool or hot tub. You decide on the amount of coverage you need by choosing our Basic Coverage and adding on items covered in our Optional Coverage in order to get the peace of mind you want.

The Home Warranty Advantage

SELLING PRICE 2.2% Higher Price	96.37%
MARKET TIME 15% Faster Sale	81.4 days
	95.7 days
Home with a warranty	Home without a warranty
Averages are based on a 1996 survey of 11,332 random listings among real estate professionals throughout the US. Findings were verified by Flastohler Rose Quantitative Research Inc.	



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