

506 Hawk's Nest LN
W: 5 R: 3 T: 22 S: 29 Q:

C4271884 Active

LP: \$995,000
OP: \$975,000

SP:
PD:
DOM: 97



Class: Detached
Style: Detached
Year Built: 2012
LINC #: [0033113762](#)
Legal Plan: 0811164 **Blk:** 7 **Lot:** 14
Area: Priddis Greens
Nearest Town:
Community: Hawks Landing HKL
Postal Code: T0L 1W3
Condo Type: Not a Condo
Possession: 10/flex 10/31/2019

Land Use: RC1 **New Hm:**
Title to Land: Fee Simple **Tax Amt/Yr:** \$7,484/2019
Conform Rpt: **Local Imp Amt:**
Restrictions: Restrictive Covenant-Building Design/Size **HOA:** Yes/\$395/Monthly
Condo Fee:

What an opportunity to enter this estate community at this price. This home is in pristine condition and has an unbeatable treed fairway location with gorgeous afternoon sun on the rear deck. Key highlights of this home are the oversize bonus room with huge windows on the front and rear, each bedroom has its own ensuite for the kids plus the layout is great for entertaining larger groups. Natural light floods this home with an abundance of windows. The lot is very private and well treed with formal landscaping to greet you as you arrive that blends into a natural no maintenance format. The grand entry hall welcomes you with a sweeping open riser curved staircase. A large formal dining and sunny office are off the foyer as well as an ample mud room. The open plan to the rear had a generous family area open to a dream kitchen with rich chestnut colored cabinets, endless countertops for entertaining and gourmet appliances. You can spill onto the two level sunny deck for summer bbqs. See add comments

Directions:

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/3 Rms Abv: 11 F/H Baths: 3/2					
Dining Rm	5.2X3.2	16'11"X10'7"	M						
Room Type	Dim/M	Dim/Ft	Level	2P	3P	4P	5P	6P	
Den	4.2X3.0	13'11"X9'10"	M	Baths:	2	0	0	0	0
Kitchen	5.9X3.4	19'5"X11'3"	M	EnSt Bth:	0	0	2	1	0
Bkfst Nook	4.6X3.1	15'0"X10'0"	M	Level	Mtr2:		Sq Ft		
Living Rm	5.3X4.4	17'5"X14'6"	M	Main:	142.14	1,530			
Laundry	4.1X3.1	13'5"X10'1"	M	Upper:	201.60	2,170			
Mstr Bed	6.1X4.8	19'11"X15'7"	U	Above Grade:					
Bedroom	4.8X3.5	15'7"X11'7"	U	Lower:	140.84	1,516			
Bedroom	4.5X3.6	14'8"X11'11"	U	Below Grade:					
Bonus	6.7X6.7	22'0"X21'11"	U	Total A.G.	343.74	3,700			
Laundry	3.2X1.8	10'7"X6'0"	U						

Property Information

Basement: Full-Unfinished
Suite: Suite - None
Construction: Wood Frame
Foundation: Concrete
Exterior: Stone, Stucco
Roof Type: Asphalt Shingles
Front Exp: South
Garage Dim: 41'5" x 24'9"
Parking: 3/Triple Garage Attached
Features: Air Conditioning-Central, Ceiling 9 ft., Deck, Dog Run-Fenced In, No Smoking Home
Site Influences: Golf Nearby, Low Maintenance Landscape, No Through Road, Playground Nearby, Treed Lot
Goods Included: Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Washer, Window Coverings-All, Wine/Beverage Cooler
Goods Excluded:
HOA: Yes/\$395/Monthly
HOA Fee Incl: Reserve Fund Contributions, See Remarks, Water/Sewer

Heating: Forced Air-2
Fin FP/Rgh-In: 1
Lot Shape: Rectangular
Lot Sq M: 0.00 m2/ 0.52 Acres
Frntg X Depth: 29.8x70
Flooring: Carpet, Ceramic Tile, Hardwood

Fuel: Natural Gas
Fuel: Gas Only

Rural

911 Address:
Road Access:
Water Supply: Co-Operative
Water GPM:
Depth of Well:
Water Report Yr:
Bus Svc:
Nearest Town:
School District:
Elem School:
High School:
School Bus:
Directions:

Heating Desc:
Power Desc:
Phone Desc:
Sewer/Septic:
Yr Sewer Cleaned:

Total Acres: 0.52
Acres Cleared:
Acres Cult:
Acres Pasture:
Acres Fenced:
Acres Irrigated:
Acres Water Rights:
Acres Leasehold:
Parcels:

Jr/Mid Schl:
Other School:

LP/Acre: \$1,913,461.54

Agent & Office Information

List Firm: HOUSTON REALTY.ca **List Date:** 10/12/2019
Ownership: Private
Exclusion/SRR: No/No

Printed: 01/17/2020

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).