



**Price** \$798,000      **For Sale**  
**Status** ACTIVE      **Subject to SOBP?**  
**Escape Clause**  
**Conditions**

**MLS #** 201820193  
**PID #** 41089442      **PID #2**  
**PID #3**      **PID #4**  
**AAN#**

**Address** 322 Piggott Avenue  
**Community** Fall River      B2T 1S6  
**Type** Single Family      **Style** Detached  
**Bldg Style** 2 Storey, Contemporary      **Int. Photo Allowed** Yes

**Lot Size** 2.8 acres      / Acres  
**Square Footage (MLA)** 3,877  
**Total Fin SqFt (TLA)** 3,877  
**Building Dimensions** 72 x 51  
**Road**  
**Legal Desc**  
**Title to Land** Freehold  
**Betterment Charges**

**District** 30-Waverley, Fall River, Oakfield  
**Sub-District** 30-A  
**Zoning** R1      **Occupancy** Owner  
**Elementary**  
**Middle/Jr**  
**High**  
**Fr Imm Elem**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

**Schedule a Showing**  
**List Date** 8/9/2018  
**Acceptance Date**      **Firm Date**  
**Closing Date**      **Possession** 30 - 60 days  
**Selling Price**

**Instructions to Members**

**Showing Instructions** Contact LBO

**Directions to Property** Lockview Road, left on Kinclaven Drive, left on High Road, right on St Andrew's Drive, right on Greenock Drive, left on Confederation Avenue, left on Celebration Drive, left on Beaverbrook Drive, right on Piggott Avenue to civic number 322, on left.

**Inclusions** Fridge, , , , stove (2 ovens), dishwasher, washer, dryer  
**Exclusions**  
**Property Size** 3 to 9.99 Acres  
**Land Features** Landscaped, Rolling, Sloping/Terraced, Wooded/Treed, Year Round Road  
**Structures** Deck, Dock, Shed  
**Community Feat.** Golf Course, Park, School Bus Service, Shopping

**Heat/Cool** Heat Pump -Ducted  
**Fuel Type** Electric, Propane  
**Water** Pond/Lake  
**Sewage** Septic  
**Utilities** Cable, Electricity, High Speed Internet, Telephone  
**Rental Equip.** Propane Tank  
**Appliances Incl.** Range - Gas, Dishwasher, Dryer - Electric, Washer, Refrigerator

**Exterior** Aluminium Siding, Stone, Vinyl  
**Garage** Attached, Double  
**Driveway/Pkg** Paved  
**Basement** Full, Fully Developed, Walkout  
**Foundation** Concrete  
**Features** Air Exchanger, Alarm System, Ensuite Bath, Air Jet Tub, Gas Stove(s), Propane Fireplace  
**Roof** Asphalt Shingle  
**Flooring** Carpet, Ceramic, Hardwood  
**Docs on File** Aerial Photos, Floor Plan, LRIS Map

Stunning lakefront home on a very private 2.8 acre wooded/landscaped property in St. Andrew's Village, Fall River. Custom built in 2003 and maintained to a very high standard with many recent improvements. House sits well back off the road down a long paved driveway and overlooks Kinsac Lake. The main floor features a huge foyer, diningroom, study, livingroom, main floor master bedroom, fabulous kitchen with walk-in pantry, bath and family room. Lower level has 3 additional bedrooms, bathroom, media room, exercise room, another family room, storage and systems. Big decks, fire pit area, screen room at the water, boat slip and new dock. Beautiful lake for swimming, kayaks, canoes and other watercraft. Attached double garage and new shed.

**AG** 4      **BG Bdrm** 0      **# Bdrm** 4  
**F Baths** 2      **H Baths** 1      **T Baths** 3  
**Master On Main Floor?**  
**Building Age** 15      **Approx Year Built** 2003  
**Yr Built Unknown**

**Sign** No      **PDS** Yes  
**Lockbox** Yes      **Migrated** Yes  
**LBox Location** Door  
**Association Fees**      **Rental Income** No  
**HST** Exempt from HST

**Garage** Yes  
**Details** Double attached  
**Waterfront** Yes      **Water Frontage** Lake  
**Water Meas/Units** /  
**Water Access/View**

Floor	Room	Size
Main Floor	Foyer	14 x 8
Main Floor	Dining Room	13 x 13.4
Main Floor	OTHER	Study 11.4 x 16
Main Floor	Living Room	21.6 x 23
Main Floor	Master Bedroom	15.11 x 16.8
Main Floor	Ensuite Bath 1	11 x 8.5
Main Floor	OTHER	Walk-in closet 11 x 7.2

Floor	Room	Size
Main Floor	Kitchen	18.6 x 17.4
Main Floor	Family Room	12.8 x 14.2
Main Floor	OTHER	Pantry 8.6 x 4.7
Main Floor	Mud Room	8.5
Lower Level	OTHER	Media room 16.6 x 14.11
Lower Level	OTHER	Office 12.6 x 12
Lower Level	Storage	8.1 x 8

Floor	Room	Size
Lower Level	OTHER	Hall 4.1 x 8
Lower Level	Bath 1	6.7 x 9.2
Lower Level	Bedroom	15 x 15.6
Lower Level	OTHER	Walk-in closet 6.8 x 5.4
Lower Level	OTHER	Landing 4.4 x 7.8
Lower Level	Family Room	19 x 21.6
Lower Level	Bedroom	13.11 x 16.6

**CSA/ABS**      **Serial #**      **Make**      **Mobile/Leased Land Fees**      **Land Status**

**Monthly Condo Fee**      **Condo Fee Includes**      **Condo Corp #**

**Seller 1 Name** David Waisman      **Seller 2 Name**

**Co-Opg Bkr Comp** 2%

**List Office 1** MBA Country Real Estate Brokers - Toll: +1 800-711-5556      **List Member 1** Richard Matheson  
**List Office 2** MBA Country Real Estate Brokers - Toll: +1 800-711-5556      **List Member 2** TED VAN TRIGT  
**List Office 3**      **List Member 3**  
**Selling Office**      **Selling Member**

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.