

**Realty Executives-
Devonshire**

Realty Executives - Devonshire
#101, 37 Athabasca Avenue
Sherwood Park, AB T8A 4H3

Date August 8/2014
Number of pages including cover sheet 7

* If all pages are not received or not legible, please call sender.

To:	WHOM IT MAY CONCERN
	RE: VLADIMIR + SUTLANA
	DIDUSHENKO
E-mail	
Phone	
Fax	1 778 478-9093

From:	COREY COOPER
EMAIL	info@cooperTEAM.ca
E-mail	sherwoodpark@realtyexecutives.com
Phone	(780)464-7700
Fax	(780)464-7873

REMARKS:

☒ Urgent ☒ For your review ☐ Reply ASAP ☐ Please comment

AS REQUESTED BY VLADIMIR
DIDUSHENKO HERE IS A COPY
OF HIS MLS LISTING

COREY COOPER
Cell. 780 668-9609

50413 RR 205 PC: T0B 4J0

Legal Plan: 0521854 Legal Block: 1 Legal Lot/Unit: 1 Total Acreage: 39.930



Community: None
Zone: Zone 80
Nearest Town: Tofield
Year Built: 2009
Style: Bungalow
Road Access: Gravel Driveway (to House), Paved
Linc #: 0031015770
Directions: Hwy 14 East to RR 204, South 31/2 miles. Eastside of Road

Status: Active
MLS#: E3381156
Area: Rural Beaver County
Property Class: Country Residential
Type: Residential Detached Single Family
To Town: 15

Private Remarks: Keysafe is on front railing. Call L/B for all showings. By Appointment Only 780-668-9609. RPR & Compliance to follow. All measurements are from plans. Buyer or Buyer's Agent to confirm all sizes if deemed important to the Buyer

EXECUTIVE WALK-OUT BUNGALOW WITH SHOP ON 40 ACRES. This fully finished 3+3 bedroom, 4 bathroom home is exquisite almost beyond description. Chef's kitchen with granite counters & cherry wood cabinets, eat in dinette as well as formal dining room with focal point of room being a ceiling to floor double sided fireplace which opens to the great room. Off the kitchen you have walk through pantry, main floor laundry, mud room & access to triple attached garage. The main floor has 3 bedrooms with two having their own ensuite. The master bedroom boasts double sided fireplace, sitting/nursery area, 5 piece ensuite with corner jacuzzi & double vanities as well as 2 walk-in closets. The walk-out of this home is fully finished with large family room with stunning fireplace, 3 well-appointed bright bedrooms, full wet bar area & full bathroom. The outside is meticulously landscaped & has a 55x60 ft metal insulated shop with heated concrete floors with drains, 220 wiring & 14x14 ft overhead metal door.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Dimensions	Lvl	Lvl	Sq. Mtrs	SqFt
Full Baths:	0	0	0	2	0	0	Living Room:		ML:		
Ensuite Baths:			0	0	1	1	Dining Room:		UL:		
Bdrms Above:	0		Total Bedrooms:		0	0	Kitchen:		LL:		
# Finished Levels:	2						Family Room:		BG:		
Fireplace:	Y						Den:		Total AG:	232.4	2501.9
Parking:	Triple Garage Attached, Insulated, Shop, See Remarks						Master Bedrm:		Other Rooms:		
Front Expos:							Bedrm 2:		Frntg X Depth:		
Flooring:	Hardwood, Ceramic Tile, Carpet						Bedrm 3:		Disclosure Report (Y/N)		
Construction:	Wood Frame						Bedrm 4:		Conform:	Phone List Associate/Broker/Year:	
Roof Type:	Asphalt Shingles						Bonus Rm:		Foundation:	Concrete	
Features:	CEIL10, DECK, EX2X6, NSMKE, PATIO, SWIRL, VAULT, VINYL, WTBAR								Basement:	Walkout	
Goods Incl:	DRYER, DWBLT, HOODF, OPEN2, OPEN1, OVNMW, REFRG, SATTV, STVEL, VACRI, WASHR, WINDA								Bsmnt Dev:	Fully Finished	
Site Influences:	LNSCA, PRIV, TREED								Exterior:	Stone, Vinyl	
Outbuildings:	Machine Shop, See Remarks								Lot Dim Info:		
Phone Desc:	NONE								Goods Exclud:		
Swr/Septic:	Straight Discharge								Power:	Paid For	
Virtual Tour:									Heat Paid:	Paid For	
Brochure:									Heating Type:	Forced Air-1, In Floor Heat System	
Appointment Ph:	780-668-9609								Heat Fuel:	Natural Gas	
Seller:	Vladimir&Svetlana Didushenko								Wtr Supply:	Drilled Well	
List Realtor:	Corey Cooper ID:ecoopeco								Water GPM:		
List Realtor Email:	info@cooperteam.ca								Depth of Well:		
List Firm:	Realty Executives - Devonshire - 780-464-7700 Fax:780-464-7873								Ownership:	PRIV	SRR: N
List Realtor2:									Restrictions:	UTILR	
List Date:	06/27/14								Appt:	KCBS LIST	
Title to Land:	FREEH								Tax Amt:	\$ 5,742 / YR 2014	
	Occupancy: SELLR								Warranty:	None	
									List Realtor Web:	http://www.cooperteam.ca	
									List Firm2:		
									Comm:	3.5% on first \$100,000 and 1.5% Balance of Sale \$	
									Possession:	60-Negotiable	DOM: 0 days
Pend Date:							Sold Date:				
Sold Term:							Sold Price:				
Sell Firm:							Sell Firm 2:				
Sell Realtor:							Sell Realtor 2:				

E3381156

50413 RR 205

1145000



Exterior Front



Entrance



Exterior Back



Land



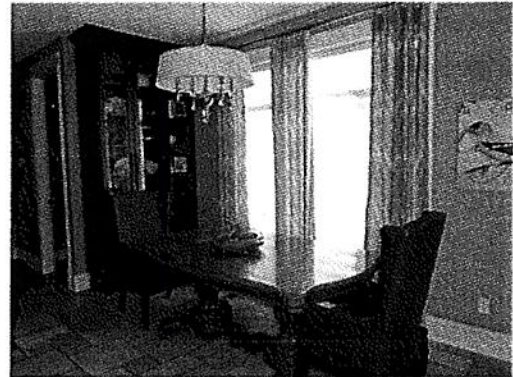
Entrance



Den/Family/Great Room



Kitchen



Dinette



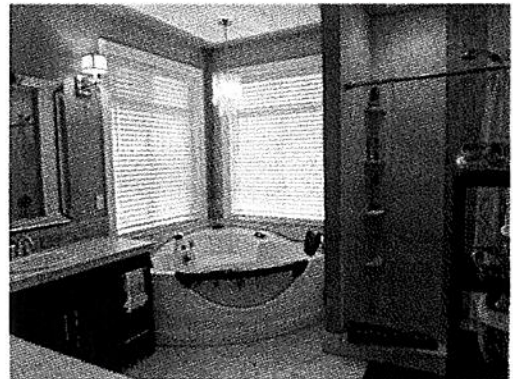
Fireplace



Master Bedroom



Master Bath/Spa



Master Bath/Spa



Master Bath/Spa



Bedroom



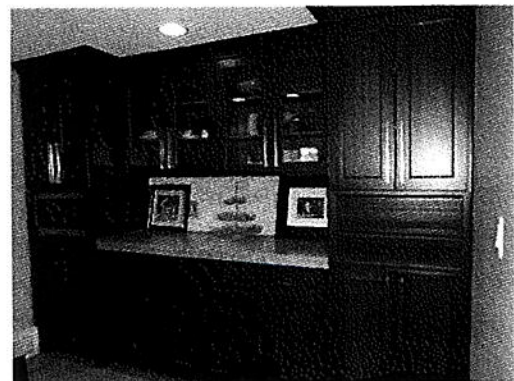
Dining Room



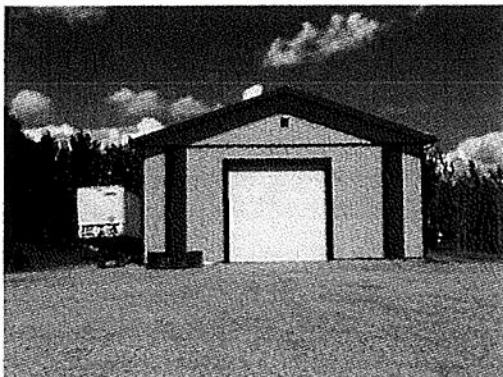
Laundry Room



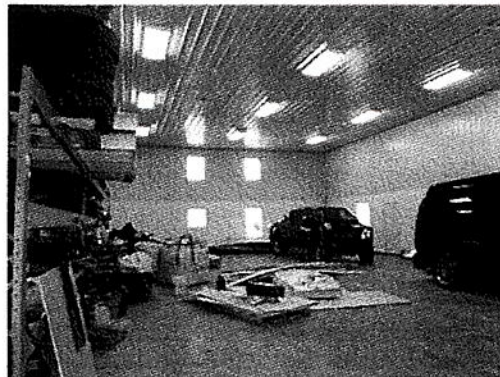
Den/Family/Great Room



Other
Wet Bar in basement



Workshop



Workshop

Property Archive Information

MLS#	Status	Price	Change Date	Agent	Broker	DOM
E3381156	A	\$ 1,145,000	06/28/14	ecoopeco	E087200	0
E3176222	X	\$ 239,900	04/30/09	ecunnish	E087202	
E3176222	A	\$ 239,900	02/27/09	ecunnish	E087202	0

