



**17 Bobs Valley Lane  
Sandy's**

**FOR SALE: \$980,000**

**Style:** House with studio apartment

4 Bedroom  
2.5 Bathroom  
plus Studio

**Lot Size:** .21 acres

**Family room:** Yes

**Zoning:** Residential 1

**ARVs:** \$34,800  
\$13,500

**Square footage:**

**Patio:** Yes

**Parking:** Yes – on-site

Master bedroom: 21'6 x 16'5  
Master bathroom: 15'3 x 6'6  
Walk-in Closet: 5'9 x 12'6  
Bedroom 2: 14 x 12  
Bedroom 3: 12 x 12  
Dining: 18'4 x 10  
Living room: 18 x 14'1  
Sun room: 12'5 x 4'6  
Family Room: 15 x 16  
Library: 16'5 x 11  
Bedroom: 13 x 11'5  
Kitchen: 16'6 x 6  
Breakfast: 16'6 x 7'4

Looking for lots of room for your family? This delightful home was well designed with large rooms which graciously flow together. Covered front entry, foyer, formal living room and a large formal dining room, kitchen with breakfast room, 2 bedrooms, 1.5 bathrooms and family room on the ground floor. Spiral staircase to secluded master suit with walk-in closet plus office and another bedroom. There is a separate external staircase to/from the upper level.

In the backyard, is a walled vegetable garden – perfect for the budding home gardener ! There is also a small detached garden shed for the storage of equipment. Very pleasant front lawn with mature trees. Driveway is concrete poured.

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