



Welcome to
108 Binder Twine Trail



LEGAL INFORMATION

Lot Size: 32.45 ft x 118.44 ft

Taxes: \$4,210.82 for 2010

Possession: 60 Days / TBA

Total Floor Area (above grade): 2266 sq. ft.



*Exclusive 4 Bedroom Home
in Prestigious Area of Fletcher's Creek*



108 Binder Twine Trail

Features



MAIN LEVEL

MAIN FLOOR FEATURES

- Powder Room (2 Piece)
- Double Closet with Mirror Doors
- Hardwood Stairs to 2nd Floor

FOYER

- Ceramic Floor

11'7" x 5'5"

LAUNDRY ROOM

- Whirlpool Washer and Dryer
- Window
- Sink
- Entrance to 2 Car Garage

7'11" x 6'0"

LIVING ROOM

13'11" x 11'1"

DINING ROOM

11'1" x 9'11"

- Window
- Broadloom
- Decorative Light Fixture

KITCHEN

10'5" x 7'10"

- Floor to Ceiling Pantry
- Stainless Steel Appliances:
 - o Frigidaire Side by Side Fridge w/ Water & Ice
 - o Frigidaire Gas Stove
 - o Frigidaire built-in Dishwasher
- Ceramic Floor

BREAKFAST AREA

10'5" x 7'10"

- Ceramic Floor
- Walk-Out to Patio
- Open to Family Room

FAMILY ROOM

15'11" x 11'1"

- Corner Gas Fireplace
- Wood Floor
- Window overlooking Private Backyard



SECOND LEVEL

MASTER BEDROOM

14'11" x 11'1"

- Walk-in Closet
- Broadloom
- 4 Piece Ensuite
 - o Soaker Tub
 - o Separate Shower with Glass Door and Light
 - o Window

SECOND BEDROOM

10'11" x 10'7"

- Closet
- Broadloom

THIRD BEDROOM

14'0" x 9'11"

- Closet
- Broadloom

FOURTH BEDROOM

12'4" x 11'9"

- Closet
- Broadloom

SECOND LEVEL FEATURES

- 4 Piece Washroom
 - o Ceramic Floor
 - o Window
 - o Handheld Showerhead
- Linen Closet
- Window over Stairs

EXTRA FEATURES

- Covered Front Porch
- Unspoiled Basement
 - o Rough-In for Washroom
 - o Cold Cellar
 - o 5 Above-Grade Windows
- Close to Schools, Shopping and Transportation

INCLUSIONS

- All Electric Light Fixtures
- 5 Appliances
- All Window Coverings
- Central Air Conditioning, Furnace, Rental Hot Water Tank
- Garage Door Opener & Remote
- Phone & cable connection in most rooms

