



Welcome

1 & 2 Pelican Lane, RM Wolverine

Asking \$699,900.00

MLS# SK038494

- * **Legal Description:** Lots 1 & 2, Blk 1, PL 102131446, Ext 0
 - * **Style:** 1 1/2 storey
 - * **Size:** 1,836/2 sq ft
 - * **Taxes:** \$3,487/2025
 - * **Lot size:** 130 x 125
 - * **Age:** 2017

Waterfront Property

Address: 1 & 2 Pelican Lane, RM Wolverine

Price: \$699,900.00

MAIN FLOOR

Foyer 9.4 x 13.9

- * Vinyl

Kitchen 9.6 x 13

- * Vinyl

Dining Room 12.3 x 13

- * Vinyl

Livingroom 21 x 14

- * Vinyl

Bedroom 9.4 x 10.7

- * Carpet

Bedroom 6.8 x 10

- * Carpet

Bath 5.4 x 9.4

- * 4 Piece

- * Vinyl

2ND FLOOR

Primary Bedroom 18 x 12.6

- * Carpet

Loft 13.4 x 14

- * Carpet

Bath 9.6 x 8.9

- * 3 Piece Ensuite

- * Vinyl

Basement

Family Room 20 x 26.6

- * Carpet

Bedroom 10 x 11

- * Carpet

Bedroom 9 x 10

- * Carpet

Utility 12.8 x 13.4

- * Concrete

Bath 14 x 6.10

- * 3 Piece

- * Linoleum

Garage

- * Double attached garage 24 x 24

- * Garage door opener

- * RV parking

- * Double gravel driveway

Appliances

- * None included

Yard

- * Deck

- * Lawn front & back

- * Patio

- * Firepit

- * Trees & shrubs

- * Shed

Features

- * Sunroom

- * Central air

- * Air exchanger

- * 2 gas fireplaces

- * N/G BBQ hookup

- * Vaulted ceilings

- * 2,000 gallon septic holding tank

- * On Humboldt city water

- * School bus service