

**SUNDAY SEPT 20, 2009  
OPEN HOUSE 2 - 4 pm**

**56 SPARROW DR.  
CONCEPTION BAY SOUTH**

**\$229,000**



**Joan Bragg**

**REALTOR**

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**Schools for 56 Sparrow Dr.**

Topsail Elementary  
K— Gr. 4  
Villanova Jr. High  
Gr. 5— Gr. 8  
Holy Spirit High  
Gr. 9 — Gr. 12



**Places of Worship**

ROMAN CATHOLIC

St. Edward's Church, Long Shore Road, Kelligrews  
St. Thomas Villa Nova Church, Manuels

ANGLICAN

All Saints Church, Main Highway, Foxtrap  
St. John the Evangelist Church, Main Highway, Topsail  
St. Peter's Church, Main Highway, Upper Gullies

JEHOVAH WITNESSES

Kingdom Hall of Jehovah's Witnesses, Middle Bight  
Road, Kelligrews

PENTECOSTAL

Pentecostal Church, Foxtrap Access Road  
Pentecostal Hope Church, Garden Road, Seal Cove

SALVATION ARMY

Salvation Army Church, Main Highway, Long Pond

SEVENTH DAY ADVENTIST

Seventh Day Adventist Church, Main Highway, Upper  
Gullies

UNITED

Topsail United Church, Main Highway, Topsail

**JOAN BRAGG**  
**[www.nlhouseandhomes.ca](http://www.nlhouseandhomes.ca)**

**RE/MAX**



## Room Sizes



Kitchen	9' x 10' 6"
Dining area	8'9" x 11'
Living	12' 7" x 14'
Master Bdrm	10' 4"x 12'
2nd Bdrm	10' 2" 11'
3rd Bdrm	8'4" x 8'3"

4pc bath

Lot size 54 x 100 approx

This is a very well maintained, fully developed, 3 bdrm, 2 bath home. It's located just moments from the Fowler's Rd. cut off in CBS. Easy access to shopping, schools and banking.

Recent updates include new windows on the front, both bathrooms completely renovated and the heat recovery unit replaced approximately 5 yrs ago. In house garage is equipped with a garage door opener.

A deck is located off the dining room overlooking the rear yard that is beautifully landscaped with a 2 tier interlocking brick retaining wall. Paved double driveway. Electric heat. Municipal water and sewer.

**\*\*The above information displayed is believed to be accurate but should not be relied upon without verification.**

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