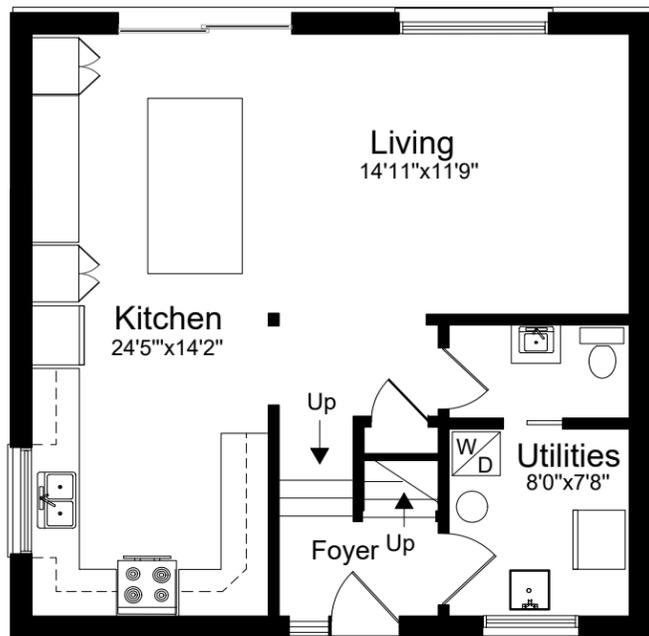
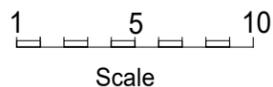
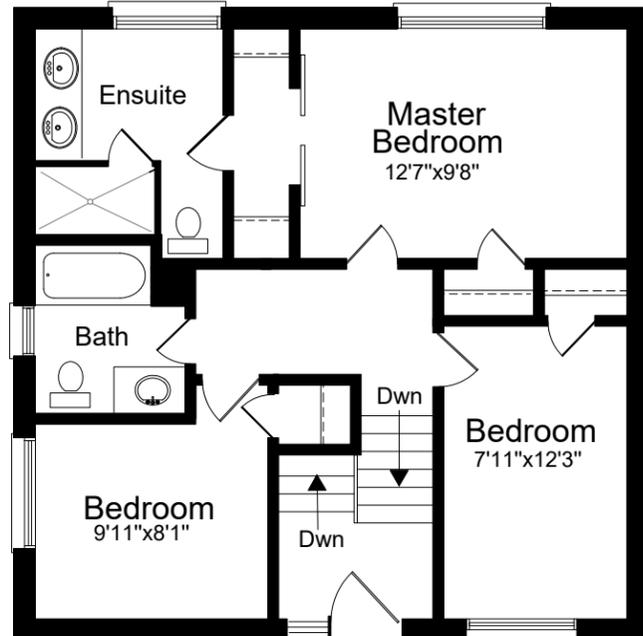


**MAIN LEVEL**  
720 Sq. Ft.



**2ND LEVEL**  
720 Sq. Ft.



165 THREE VALLEYS DRIVE



LOT SIZE: 43.5 x 147.33 ft. Rear 26 ft.

BEDROOMS: 3

PARKING: 3 car parking

TAXES: \$4,188.22/2017

BATHROOMS: 2x4, 1x2

POSSESSION: 60-90 days/tba



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EXCEEDING YOUR EXPECTATIONS

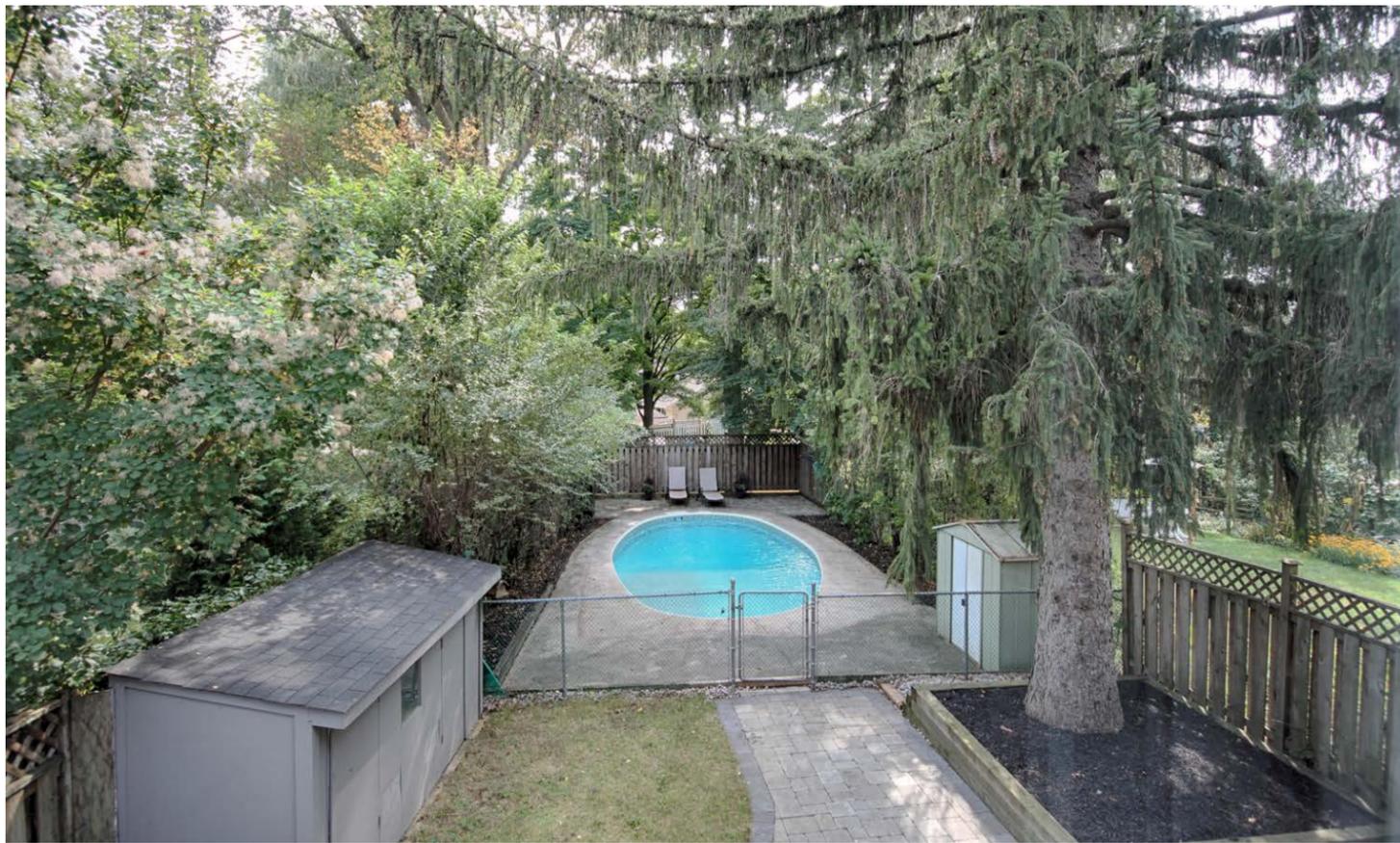


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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.







### SPECIAL FEATURES

- ◆ New kitchen '15
- ◆ Roof September '17
- ◆ Central air conditioning '16
- ◆ Furnace '11
- ◆ 100 amp service
- ◆ All new light fixtures '15
- ◆ All new interior doors '15
- ◆ All new windows '15
- ◆ In-ground pool
- ◆ Pool pump '16
- ◆ All new engineered hardwood flooring '15

### FRONT EXTERIOR

- ◆ Three car parking
- ◆ Mature trees & shrubs
- ◆ Interlocking stone patio '15

### FOYER

- ◆ Ceramic tile flooring
- ◆ Grand alarm system
- ◆ New banister & stair treads '15
- ◆ Large chandelier

### KITCHEN '15

- ◆ Engineered hardwood flooring
- ◆ Marble backsplash
- ◆ Under cabinet lighting
- ◆ Pot lights
- ◆ Quartz countertop
- ◆ Picture window
- ◆ Two lazy Susan's
- ◆ Soft close drawers
- ◆ Sliding spice rack
- ◆ Custom tray storage
- ◆ Sliding hideaway waste disposal drawer
- ◆ Double inlay stainless steel sink
- ◆ Crown moulding
- ◆ Built-in stainless steel Samsung dishwasher
- ◆ Stainless steel LG microwave
- ◆ Built-in stainless steel Vesta stove vent
- ◆ Stainless steel Samsung stove
- ◆ Sliding glass door walkout to patio & pool
- ◆ Two floor-to-ceiling built-in pantries
- ◆ Built-in Frigidaire bar fridge
- ◆ Built-in office nook
- ◆ Floating shelves
- ◆ Kitchen Island
  - Quartz countertop
  - Breakfast bar with four glass pendant lights

### LIVING ROOM

- ◆ Engineered hardwood flooring
- ◆ Coat closet
- ◆ Overlooks patio & pool
- ◆ Pot lights
- ◆ Large picture window

### 2 PIECE BATHROOM '15

- ◆ Extra wide vanity
- ◆ Porcelain flooring
- ◆ Pocket door access to Laundry Room

### LAUNDRY/UTILITY ROOM

- ◆ Front loading full size GE washer & dryer
- ◆ Laundry sink
- ◆ Above-ground window
- ◆ Overlooks front garden
- ◆ Access to deep storage under the stairs
- ◆ Furnace '11
- ◆ Hot water tank rental

### UPPER LEVEL

- ◆ Engineered hardwood flooring
- ◆ Pot lights

### MASTER BEDROOM

- ◆ Engineered hardwood flooring
- ◆ Overlooks backyard
- ◆ Custom sliding double barn doors to walk-in closet

### 4 PIECE ENSUITE BATHROOM '15

- ◆ Porcelain flooring
- ◆ His & her sinks
- ◆ Vanity with Quartz countertop & sliding drawer with built-in electrical outlet
- ◆ Glass shower with rain shower head
- ◆ Heat lamp

### BEDROOM

- ◆ Overlooks front garden
- ◆ Engineered hardwood flooring
- ◆ Closet with built-in shelving
- ◆ Accent striped wall
- ◆ Paper chandelier

### BEDROOM

- ◆ Engineered hardwood flooring
- ◆ Deep closet

### 4 PIECE BATHROOM '15

- ◆ Porcelain flooring
- ◆ Deep soaker tub
- ◆ Marble countertop

### BACKYARD

- ◆ Interlocking stone patio '15
- ◆ Fully fenced yard & pool area
- ◆ Raised wooden deck '15
- ◆ Two garden sheds
- ◆ Pool shed
  - Shingles '15
- ◆ In-ground pool
  - Pool pump '16