



## Features & Updates - 45 Hepworth Dr., Etobicoke

### Highlights:

- Extensively Renovated 4 Bedroom & 3 Bath Semi-Detached Home with Separate Entrance to Finished Basement & Many, Many Updates!
- Stunning Updated Kitchen with Modern Two-Tone Cabinetry, Quartz Countertops & Backsplash, New Stainless Steel Appliances & Breakfast Area with Large Front Window.
- Generous Open Concept Living Room & Dining Room with Pot Lights & Walk-out to Backyard.
- Classy Updated 2pc Powder Room Completes the Main Level.
- Updated Staircase Leads to 2nd Level with Updated 4pc Main Bath & 4 Good-Sized Bedrooms.
- Primary Bedroom Boasts Updated 3pc Ensuite with Large Shower.
- New Engineered Hardwood Flooring Through Main & 2nd Levels.
- Separate Entrance to Finished Basement with New Vinyl Flooring Featuring Combined Rec Room & Office Area Plus Laundry Facilities.
- Freshly Painted & Move-in Ready!
- Great Space with 1,382 Sq.Ft. Plus Finished Basement.
- Private Backyard Backing onto School Property & Westwood Park!
- Fabulous Commuters Location Just Minutes to Pearson Airport and Highways 401, 427 & 409, Plus Great Access to Parks & Trails, Schools, Congress Centre, Shopping, Restaurants & Many More Amenities!

### Inclusions:

All Light Fixtures, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer

### Rental:

Hot Water Tank/Heater

### 2025 Updates:

- New Front Door
- Updated Kitchen with New Cabinetry, Quartz Countertops & Backsplash
- New Refrigerator, Stove & Dishwasher
- Updated Engineered Hardwood Flooring on Main & 2nd Levels
- Updated Powder Room
- Updated Staircase
- Updated Main Bath & Ensuite
- New Vinyl Flooring in Basement
- New Washer & Dryer
- Freshly Painted

**\*\* Estate Sale - All Chattels & Fixtures in "As Is" Condition. \*\***

**\*\* Seller Makes No Representations or Warranties. \*\***