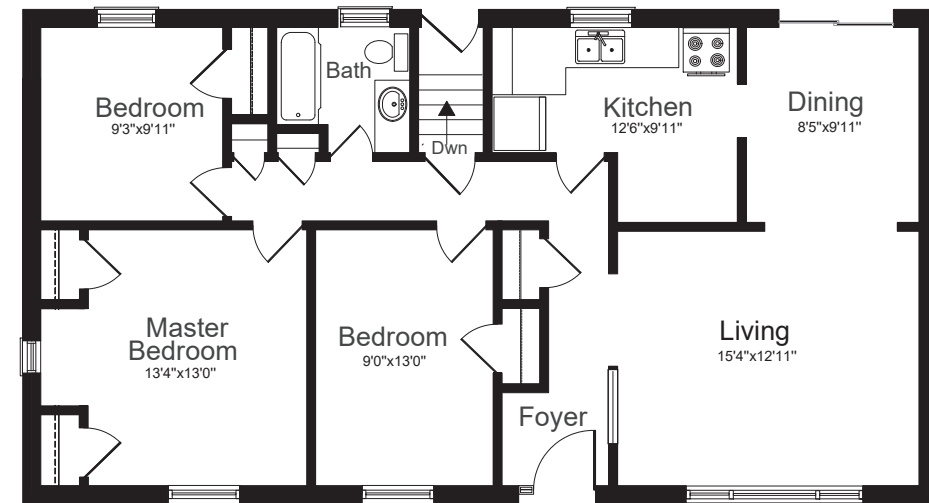
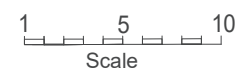


BASEMENT LEVEL 1180 sq ft



MAIN FLOOR 1180 sq ft



LOT SIZE: 95 x 58.62 feet

BEDROOMS: 3+1

POSSESSION: 45 days/tba

TAXES: \$2,893.05/2017

BATHROOMS: 2x4

PARKING: 6 car parking



11 Cleata Drive



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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

- Roof new shingles '15
- High efficiency furnace '11
- Plaster walls & ceilings
- Casement windows in living room
- Tilt windows in bedrooms & kitchen
- Interlocking stone driveway & walkways
- Double width driveway
- Central air conditioning
- Hi-definition TV antenna in the roof
- Hot water tank owned '17
- 100 amp service

FRONT EXTERIOR

- Double width driveway
- Six car parking
- Interlocking stone driveway & walkways
- Mature trees & shrubs

BACKYARD

- Raised wooden deck
- Garden shed

FOYER

- Vinyl tile flooring

MAIN FLOOR

- Coat closet
- Linen closet
- Broom closet
- Hardwood flooring
- Walk-out to back garden

LIVING ROOM

- Hardwood flooring
- Extra-large casement window
- Overlooks front garden
- Crown moulding

DINING ROOM

- Sliding door walkout to deck
- Hardwood flooring

KITCHEN

- Ceramic tile backsplash
- Eat-in area
- Granite countertop
- Frigidaire fridge '09
- Frigidaire stove '16
- Vinyl tile flooring
- Tilt window overlooks back garden
- Stainless steel inlay double sink

MASTER BEDROOM

- Hardwood flooring
- His & Her closets
- Tilt window overlooking front garden

BEDROOM

- Hardwood flooring
- Closet
- Tilt window overlooking front garden

BEDROOM

- Hardwood flooring
- Closet
- Tilt window overlooking back garden

4 PIECE BATHROOM

- Updated
- Overlooks backyard
- Ceramic tile surround
- Vinyl flooring

LOWER LEVEL

- Vinyl tile flooring
- Above-ground window
- Deep storage closet under stairs

KITCHEN

- Laminate flooring
- Built-in cabinets
- Built-in counter with stainless steel sink
- 220v outlet for electric stove
- Above-ground window

BEDROOM/OFFICE

- Broadloom
- Above-ground window

RECREATION ROOM

- Above-ground window
- Unspoiled
- Access to Cold Room

UTILITY/LAUNDRY ROOM

- High efficiency furnace '11
- Hot water tank owned '17
- 100 amp service

4 PIECE BATHROOM

- Above-ground window