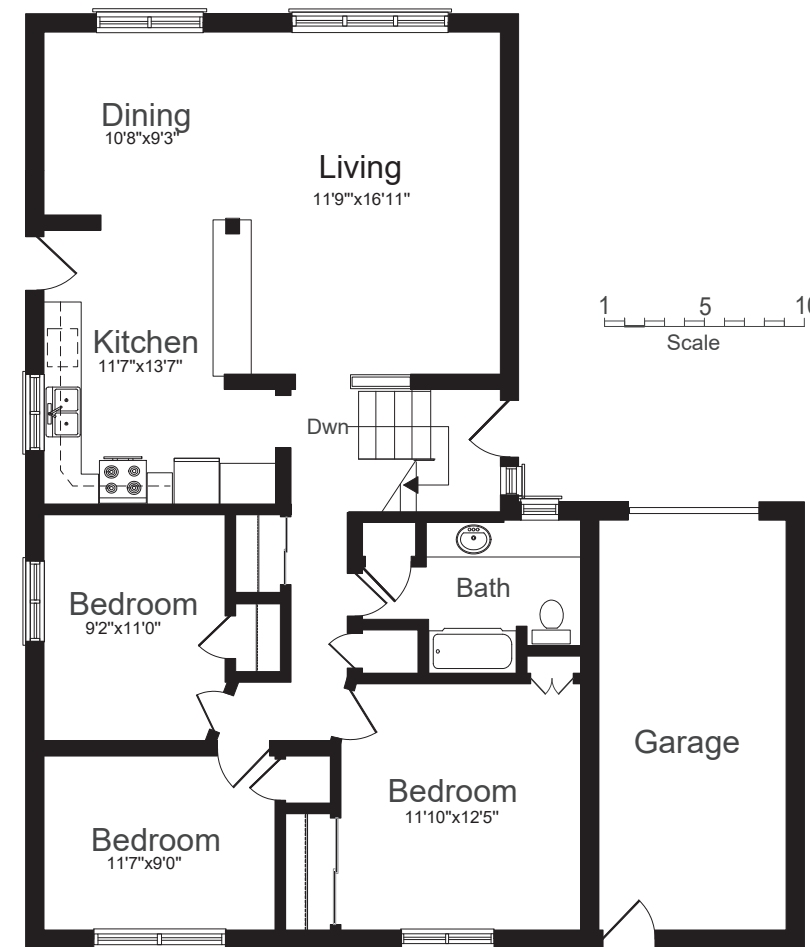
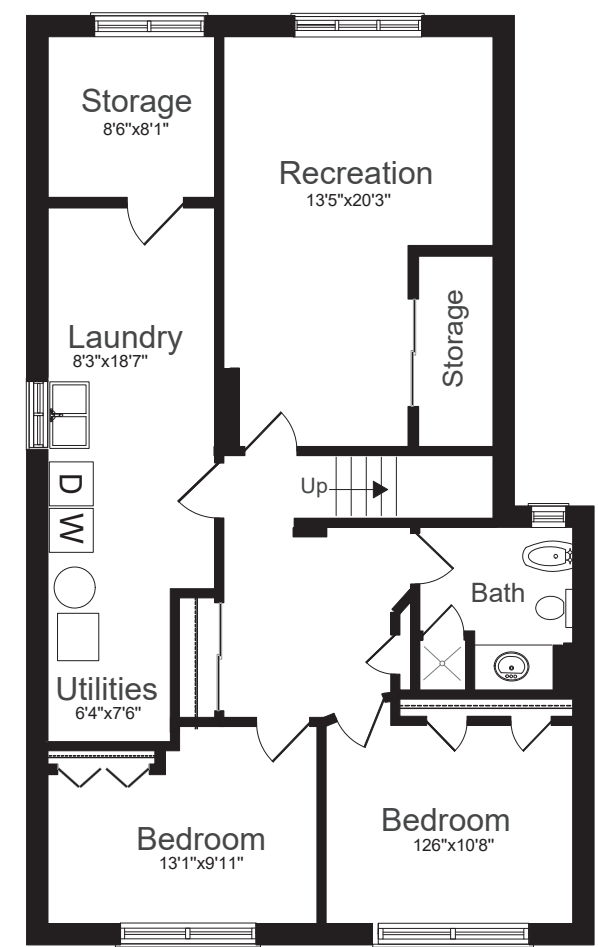




# 17 ROYAL DOULTON DRIVE



MAIN FLOOR 1226 sq ft



LOWER LEVELS 1226 sq ft

**LOT SIZE:** 55 x 110 Feet

**BEDROOMS:** 3 + 2

**PARKING:** Single car garage & 3 car parking

**TAXES:** \$4,535.60/2017

**BATHROOMS:** 2x4

**POSSESSION:** Immediate/tba



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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 newly shingled '17
- ◆ 100 amp service
- ◆ Freshly painted
- ◆ Updated Kitchen with stainless steel appliances & granite counters
- ◆ Updated windows
- ◆ Updated bathrooms
- ◆ Central air conditioning '14
- ◆ High-efficiency furnace '06

**EXTERIOR**

- ◆ Single car garage
- ◆ Three car parking
- ◆ Interlocking stone patio
- ◆ Interlocking brick walkway
- ◆ Mature trees & shrubs

**BACKYARD**

- ◆ Fenced yard
- ◆ Interlocking brick patio
- ◆ Access to garage
- ◆ Vegetable garden area

**FOYER**

- ◆ Ceramic tile flooring
- ◆ Sunlight window
- ◆ Cathedral ceiling

**MAIN FLOOR**

- ◆ Hardwood flooring
- ◆ Mirrored sliding double door closet
- ◆ Linen closet

**LIVING/DINING ROOM**

- ◆ L-shaped
- ◆ Open concept
- ◆ Hardwood flooring
- ◆ Crown moulding
- ◆ Two picture windows
- ◆ California style shutters
- ◆ Overlooks front garden



**KITCHEN**

- ◆ Walk-out to side garden & covered patio
- ◆ Granite countertops
- ◆ Porcelain flooring
- ◆ Porcelain backsplash
- ◆ Under cabinet lighting
- ◆ California style shutters
- ◆ Built-in stainless steel Samsung microwave
- ◆ Stainless steel French door under mount LG fridge
- ◆ Stainless steel Frigidaire stove
- ◆ Built-in stainless steel LG dishwasher
- ◆ Stainless steel inlay double sink
- ◆ Kitchen Island
  - Granite countertop
  - Breakfast bar
  - Built-in storage

**4 PIECE BATHROOM**

- ◆ Ceramic tile flooring
- ◆ Extra-long countertop with makeup area
- ◆ California style shutters
- ◆ Linen closet
- ◆ Built-in storage unit

**MASTER BEDROOM**

- ◆ Hardwood flooring
- ◆ Mirrored sliding double door closet
- ◆ Built-in storage
- ◆ Overlooks back garden

**BEDROOM**

- ◆ Hardwood flooring
- ◆ Overlooks back garden
- ◆ Closet

**BEDROOM**

- ◆ Hardwood flooring
- ◆ Overlooks side garden
- ◆ Closet



**LOWER LEVEL**

- ◆ Hardwood flooring
- ◆ Extra-wide double mirrored sliding door closet

**RECREATION ROOM**

- ◆ Hardwood flooring
- ◆ Above-ground windows
- ◆ Paneled
- ◆ Storage under stairs
- ◆ Large walk-in double mirrored sliding door closet

**LAUNDRY/UTILITY ROOM**

- ◆ Stainless steel LG front loading washer & dryer
- ◆ Above-ground window
- ◆ Built-in cabinets
- ◆ Double laundry sink
- ◆ GE fridge
- ◆ Access to walk-in storage room
- ◆ Above-ground window

**BEDROOM**

- ◆ Above-ground window
- ◆ Double door closet
- ◆ Paneled
- ◆ Hardwood flooring

**BEDROOM**

- ◆ Above-ground window
- ◆ Paneled
- ◆ Double door closet
- ◆ Hardwood flooring

**4 PIECE BATHROOM**

- ◆ Bidet
- ◆ Ceramic tile flooring
- ◆ Above-ground window