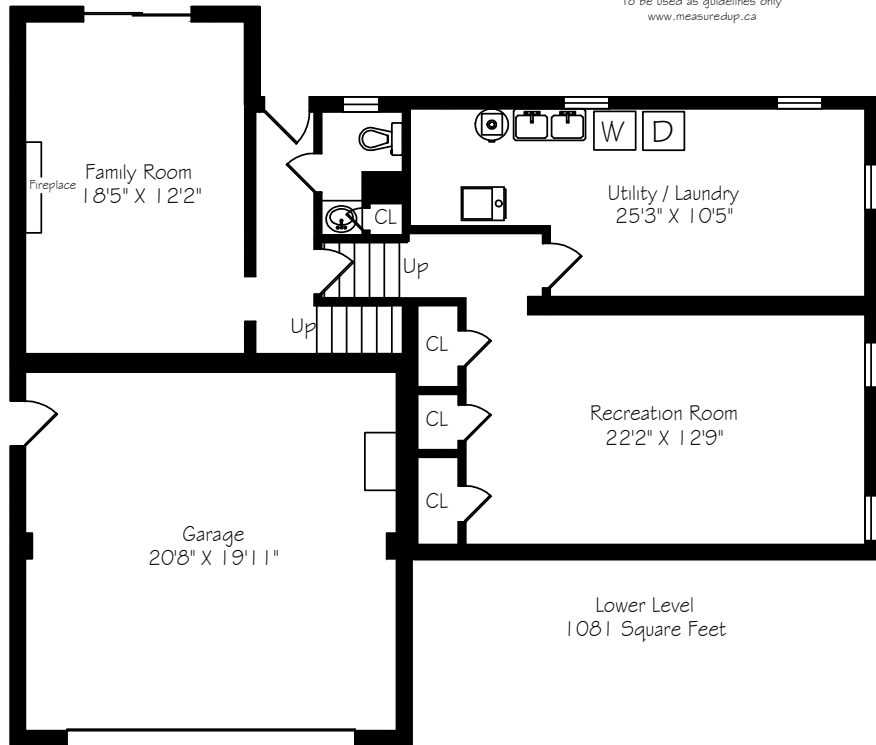


Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca



118 Cassandra Blvd



ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE



Karen
MOLLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS

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Prospective purchasers should satisfy themselves as to 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.



PROPERTY FEATURES

Lot Size: 60 x 125 Feet - Ravine at

Taxes: \$5,577.69/2017

Bedrooms: 3

Parking: Double car garage + double driveway

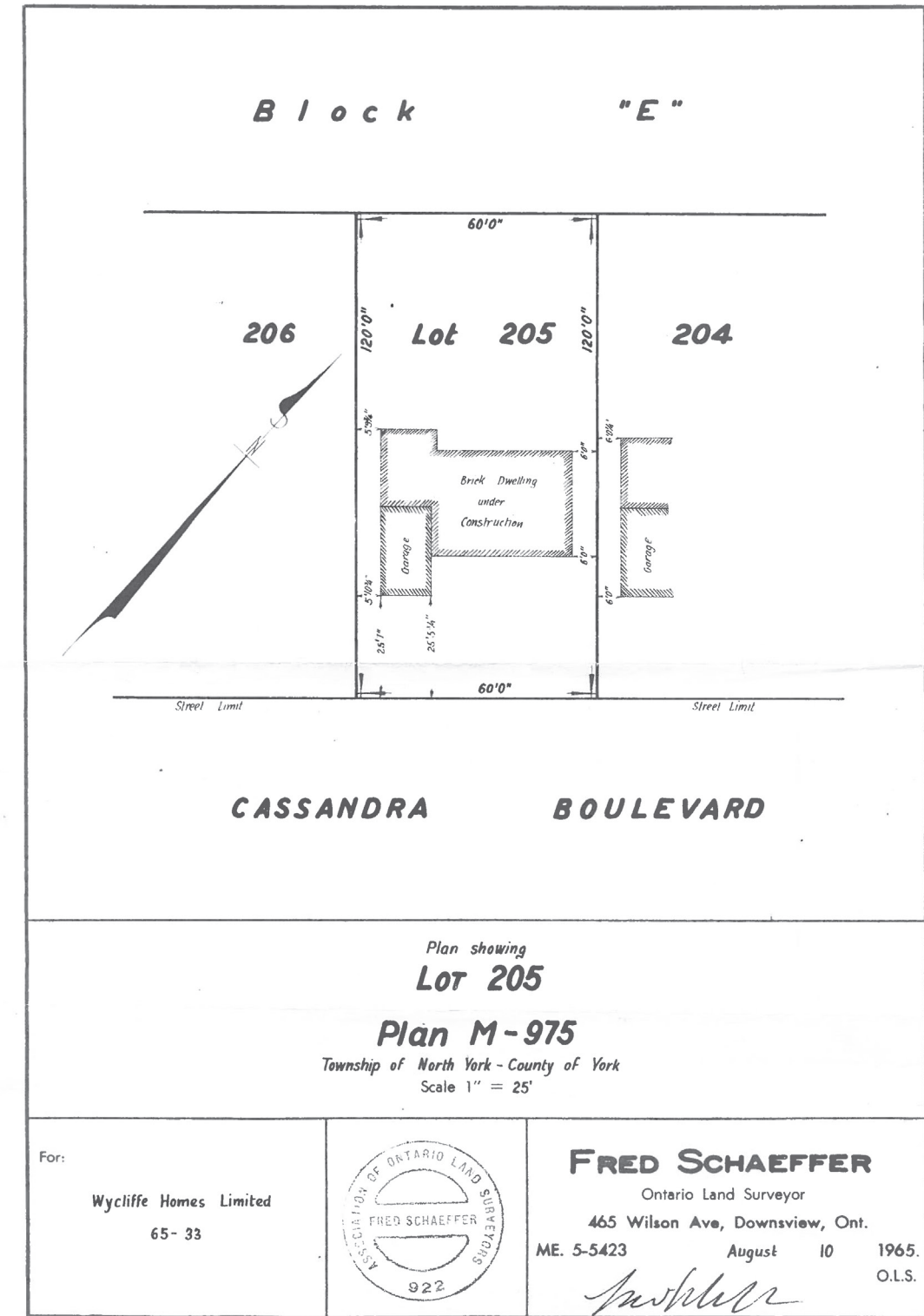
Bathrooms: 1x5, 1x2

Possession: Immediate/TBA



118 Cassandra Boulevard ~ Home Features

- | | | | |
|-------------------------|--|-----------------------------------|--|
| <u>EXTERIOR</u> | <ul style="list-style-type: none"> • Double car garage • Two car parking • Mature trees and shrubs • Large verandah | <u>LOWER LEVEL</u> | <ul style="list-style-type: none"> • Walkout to patio and garden |
| <u>BACKYARD</u> | <ul style="list-style-type: none"> • Flagstone patio • Overlooks ravine • Fenced yard • Mature trees and shrubs | <u>FAMILY ROOM</u> | <ul style="list-style-type: none"> • Hardwood flooring • Paneled • Wood burning fireplace with stone surround • Sliding door walkout to patio and garden |
| <u>FOYER</u> | <ul style="list-style-type: none"> • Coat closet | <u>POWDER ROOM</u> | <ul style="list-style-type: none"> • Overlooks backyard • Built-in cabinet |
| <u>LIVING ROOM</u> | <ul style="list-style-type: none"> • Broadloom • Overlooks front garden • Large picture window | <u>SUB LEVEL</u> | |
| <u>DINING ROOM</u> | <ul style="list-style-type: none"> • Broadloom • Overlooks ravine | <u>RECREATION ROOM</u> | <ul style="list-style-type: none"> • Three storage closets |
| <u>KITCHEN</u> | <ul style="list-style-type: none"> • Eat in family size • Overlooks garden and ravine • Broom closet • Built-in stove vent • Built-in desk • Double stainless steel sink | <u>LAUNDRY & UTILITY ROOM</u> | <ul style="list-style-type: none"> • Maytag washer and dryer "as is" • Two above ground windows • Access to crawl space |
| <u>UPPER LEVEL</u> | <ul style="list-style-type: none"> • Hardwood flooring • Linen closet | <u>LOT SIZE</u> | <ul style="list-style-type: none"> • 60 x 120 ft - Ravine lot |
| <u>MASTER BEDROOM</u> | <ul style="list-style-type: none"> • Hardwood flooring • Overlooks ravine • His and Her closets | <u>TAXES</u> | <ul style="list-style-type: none"> • \$5,577.69/2017 |
| <u>BEDROOM</u> | <ul style="list-style-type: none"> • Hardwood flooring • Closet • Overlooks front garden • Large picture window | <u>BEDROOMS</u> | <ul style="list-style-type: none"> • 3 |
| <u>BEDROOM</u> | <ul style="list-style-type: none"> • Hardwood flooring • Closet • Overlooks front garden • Large picture window | <u>BATHROOMS</u> | <ul style="list-style-type: none"> • 1x5, 1x2 |
| <u>5 PIECE BATHROOM</u> | | <u>PARKING</u> | <ul style="list-style-type: none"> • Double car garage & 2 car parking |
| | | <u>POSSESSION</u> | <ul style="list-style-type: none"> • Immediate/TBA |



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