

Floor Plan



LOT SIZE: 60 x 100 feet

TAXES: \$5,675.27/2017

POSSESSION: 60 Days/TBA

BEDROOMS: 3+1

BATHROOMS: 1x4, 1x3

PARKING: single car garage & 3 car parking



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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.



33 Groveland Crescent





SPECIAL FEATURES

- Roof '06
- Furnace '10
- Central air conditioning
- Driveway repaved '14
- Two fireplaces
- Main floor four-season Solarium

EXTERIOR

- Single car garage
- Three car parking
- Mature trees & shrubs
- Beautiful rock garden with pond
- Interlocking brick patio

BACKYARD

- Mature trees & shrubs
- Flagstone pathway
- Access to Garage

FOYER

- Ceramic tile flooring
- Broadloom
- Coat closet
- Pass-through to Dining Room

MAIN FLOOR

- Broadloom
- Linen closet
- Broom closet

LIVING ROOM

- Hardwood flooring
- Large picture window
- Wood burning fireplace with brick surround
- Overlooks front garden
- Crown moulding

DINING ROOM

- Hardwood flooring
- Open concept
- Overlooks back garden
- Crown moulding

KITCHEN

- Family sized
- Built-in wine rack
- Ceramic tile flooring
- Overlooks back garden
- Ceramic tile backsplash
- Kenmore stove
- Kenmore fridge
- Built-in Kenmore dishwasher
- Panasonic microwave
- Built-in stove vent

MASTER BEDROOM

- Hardwood flooring
- Overlooks front garden
- California style shutters
- Mirrored double closet

BEDROOM

- Hardwood flooring
- Closet

BEDROOM

- Hardwood flooring
- Overlooks front garden
- California style shutters
- Large closet

4 PIECE BATHROOM

- Ceramic tile flooring & surround

SOLARIUM

- Broadloom
- Sliding door walk-out to garden
- Two skylights
- Wall-to-wall windows
- Vaulted ceiling
- Overlooks back garden
- Ceiling fan

LOWER LEVEL

- Broadloom
- Storage under stairs

LAUNDRY ROOM

- Two above-ground windows
- Kenmore dryer
- Kenmore washer

RECREATION ROOM

- Broadloom
- Two above-ground windows
- Double closet with built-in organizers
- Wood fireplace with stone surround

UTILITY ROOM

- Furnace
- Hot water tank (rental)

3 PIECE BATHROOM

- Walk-in shower
- Laminate flooring
- Paneled walls

OFFICE

- Broadloom
- Above-ground window
- Paneled walls
- Large walk-in closet

BEDROOM

- Broadloom
- Paneled walls
- Above-ground window
- Large closet

STORAGE CLOSET

- Walk-in
- Above-ground window
- Built-in shelving