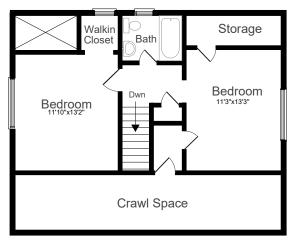
# Floor Plan

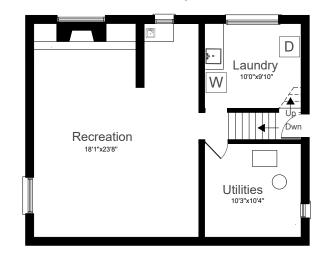
# Main Floor 790 sq ft







**Basement Floor** 790 sq ft



1 5 10 Scale

**LOT SIZE:** 45 x 115 feet

**TAXES:** \$3,498.46/2018

BEDROOMS: 3

**PARKING:** 3 car parking **BATHROOMS:** 1x4, 1x2

POSSESSION: 30 Days/TBA





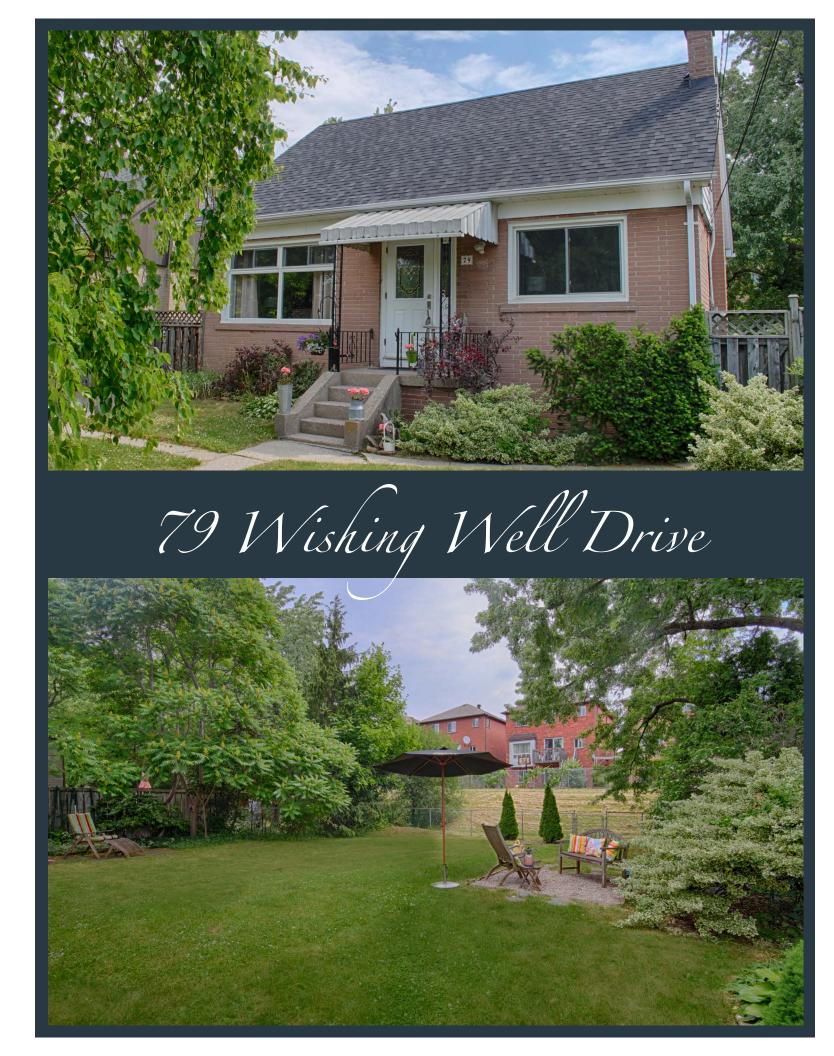






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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



















# **SPECIAL FEATURES**

- New windows
- Roof '17
- Furnace '18
- 100 amp service
- Central air conditioning 'as is'
- Access to Green Space

## **EXTERIOR**

- Mature birch tree
- Mature shrubs
- Walkway to front door
- Three car parking
- Covered porch

#### **ENTRANCE**

- Ceramic tile flooring
- Deep coat closet
- Linen closet

# LIVING/DINING ROOM

- Hardwood flooring
- Open concept
- Large picture window overlooks front garden
- Overlooks back garden
- Halogen lighting

# OFFICE/BEDROOM

- Closet
- Hardwood flooring
- Ceiling fan
- Large picture window overlooks front garden

#### **KITCHEN**

- Glass cabinet accent
- Ceramic tile flooring
- Separate Terrace door entrance
- Picture window overlooks back garden
- Tumbled stone backsplash
- Double stainless steel sink
- Overlooks backyard
- Built-in Nustone stove vent
- Maytaa stove
- Built-in stainless steel Frigidaire dishwasher
- GE fridge

# **2 PIECE BATHROOM**

- Ceramic tile flooring
- Pedestal sink
- Overlooks back garden
- Built-in shelving

#### **UPPER LEVEL**

- Hardwood flooring
- Linen closet

# **MASTER BEDROOM**

- Hardwood flooring
- Large walk-in storage closet
- Large walk-in closet with access to attic

#### **BEDROOM**

- Hardwood flooring
- Walk-in closet
- Halogen lighting

# **4 PIECE BATHROOM**

- Slate flooring
- Pedestal sink
- Built-in glass shelving
- Deep soaker tub

## **LOWER LEVEL**

# **RECREATION ROOM**

- Broadloom
- Paneled
- Above-ground windows
- Built-in wet bar
- Wood burning fireplace with stone surround 'as is'

#### LAUNDRY ROOM

- Maytag high efficiency stainless steel washer
- Kenmore front loading dryer
- Built-in cabinets
- Above-ground window

#### **UTILITY ROOM**

- Furnace '18
- Paneled
- Above-ground window
- Hot water tank (rental)
- 100 amp service

# **BACKYARD**

- Pea stone patio
- Mature trees & shrubs
- Two garden sheds
- Large Rubbermaid storage container
- Gated access to Green Space