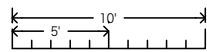


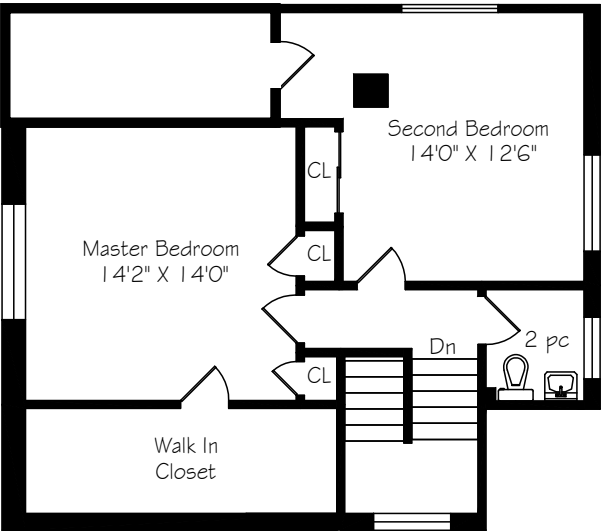
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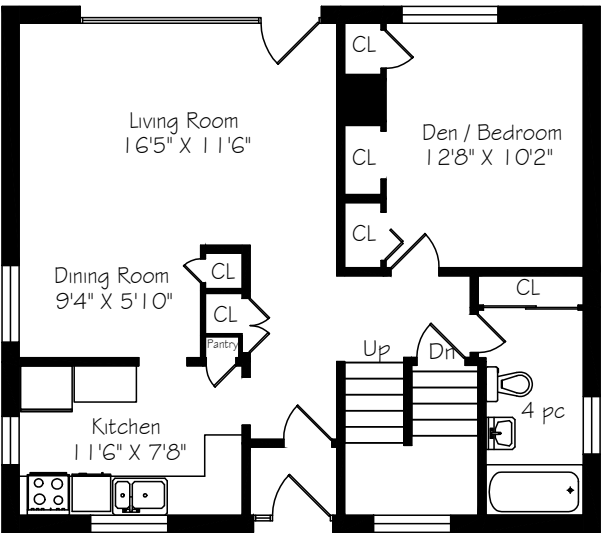
Main Floor - 845 Square Feet
Second Floor - 615 Square Feet
Lower Level - 845 Square Feet
Total - 2305 Square Feet

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

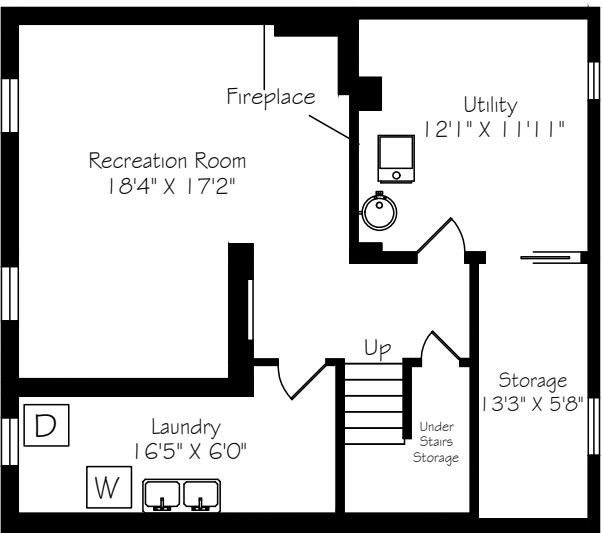
Second Floor - 615 Square Feet



Main Floor - 845 Square Feet



Lower Level - 845 Square Feet



LOT SIZE: 55 x 110 feet

TAXES: \$5,541.61/2018

BEDROOMS: 3

BATHROOMS: 1x4, 1x2

POSSESSION: November/TBA

PARKING: Single detached garage & 3 car parking



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SPECIAL FEATURES

- Backs on to Bond Park
- Roof '07
- 100 amp service upgraded in '05
- Lovely private garden lot

EXTERIOR

- Single detached garage
- New stone walkway
- New raised composite porch with built-in lighting
- Mature trees & shrubs

BACKYARD

- Access to Bond Park
- Raised wooden 2-tiered deck with built-in bench seating
- Overlooks Bond Park
- Mature trees & shrubs

FOYER

- Double door coat closet

KITCHEN'05

- Bamboo flooring
- Floor-to-ceiling pantry
- Stainless sink
- Pot lights
- Ceramic tile backsplash
- Granite backsplash behind stove
- Self-close drawers
- Overlooks front garden
- Built-in KitchenAid dishwasher
- KitchenAid stove
- Built-in Panasonic microwave
- Maytag fridge

DINING ROOM

- Open concept
- Hardwood flooring
- Storage closet

LIVING ROOM

- Large picture window
- Hardwood flooring
- Overlooks back garden
- Open concept
- Walk-out to deck & garden

BEDROOM/OFFICE

- Hardwood flooring
- Two closets
- Cubby storage
- Built-in shelving
- Overlooks back garden

4 PIECE BATHROOM

- Ceramic tile surround
- Double-sliding door linen closet

UPPER LEVEL

MASTER BEDROOM

- Hardwood flooring
- Two closets
- Large walk-in closet

BEDROOM

- Hardwood flooring under broadloom
- Double sliding door closet
- Access to storage closet

2 PIECE BATHROOM

- Built-in mirrored storage
- Window air conditioning unit

LOWER LEVEL

- Storage under stairs

RECREATION ROOM

- Broadloom
- Paneled walls
- Above-ground windows

LAUNDRY ROOM

- Fridge
- Maytag dryer
- Whirlpool washer
- Above-ground window

UTILITY ROOM

- 100 amp service
- Above-ground window
- Built-in shelving
- Access to large walk-in closet
 - Above-ground window
 - Built-in storage shelves