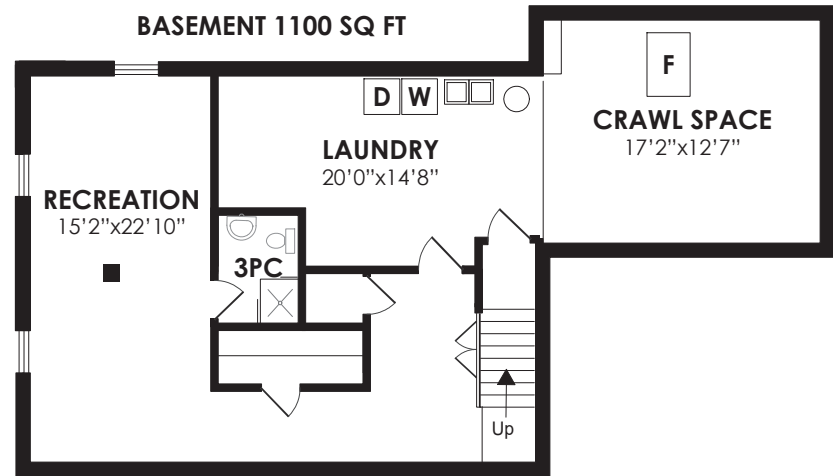
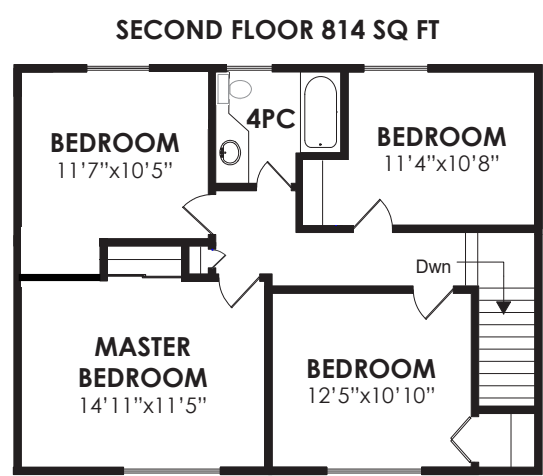
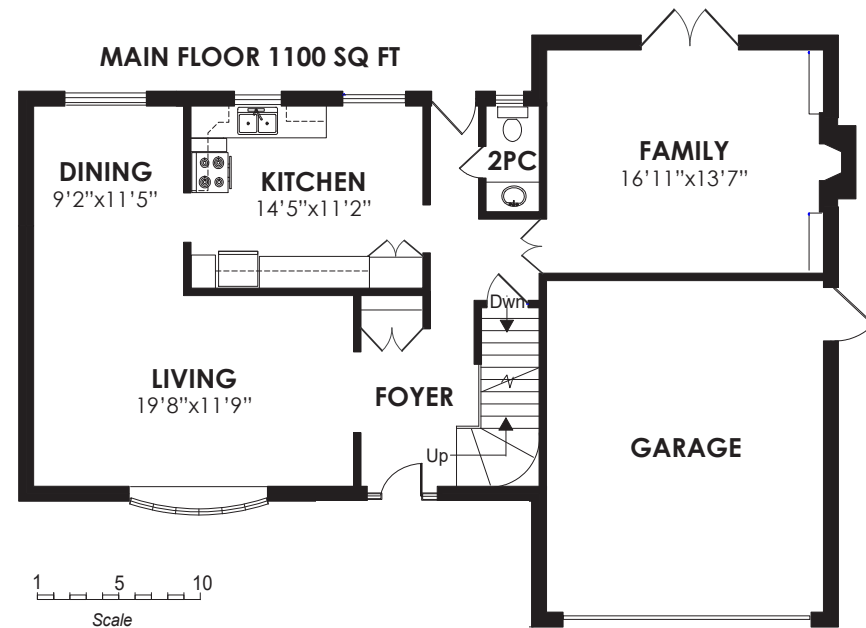


# Fifteen RUSTYWOOD DRIVE



**LOT SIZE:** 60 x 100 feet

**BEDROOMS:** 4

**POSSESSION:** July or tba

**TAXES:** \$5,061.80/18

**BATHROOMS:** 1x4, 1x3, 1x2

**PARKING:** Double car garage & 2 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.





### *Special Features*

- ◆ 200 amp service
- ◆ Roof '18
- ◆ Furnace '08
- ◆ Central air conditioner '08
- ◆ Central vacuum
- ◆ Updated windows
- ◆ Main floor Family Room

### *Exterior*

- ◆ Double car garage with built-in storage
- ◆ Two car parking
- ◆ Mature trees & shrubs
- ◆ Flagstone steps & patio
- ◆ Large verandah
- ◆ Professionally landscaped gardens
- ◆ Stone walkway

### *Backyard*

- ◆ Wooden deck
- ◆ Pergola
- ◆ Large garden shed
- ◆ Stone walkway
- ◆ Mature trees & shrubs
- ◆ Privacy Cedars
- ◆ Gas BBQ hookup

### *Foyer*

- ◆ Ceramic tile flooring
- ◆ Double door coat closet
- ◆ Walk-out to back garden
- ◆ Wainscoting

### *Living Room*

- ◆ Double French door entry
- ◆ Open concept
- ◆ Hardwood flooring
- ◆ Large bow window
- ◆ Overlooks front garden
- ◆ Crown moulding

### *Dining Room*

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

### *Kitchen*

- ◆ Family sized
- ◆ Eat-in breakfast area
- ◆ Overlooks back garden
- ◆ Granite countertops
- ◆ Ceramic tile backsplash
- ◆ Ceramic tile flooring
- ◆ Pot lights
- ◆ Double door pantry
- ◆ Broom closet
- ◆ Built-in stainless steel Asko dishwasher
- ◆ Built-in stainless steel Panasonic microwave '18
- ◆ Stainless steel Whirlpool stove
- ◆ Stainless steel LG fridge

### *2 Piece Powder Room*

- ◆ Ceramic tile flooring
- ◆ Overlooks back garden
- ◆ Crown moulding

### *Family Room*

- ◆ Hardwood flooring
- ◆ Double Terrace door walkout to deck & garden
- ◆ Crown moulding
- ◆ Gas fireplace with stone surround
- ◆ Two built-in bookshelves with storage cabinets

### *Upper Level*

- ◆ Oak staircase & railing
- ◆ Linen closet
- ◆ Wainscoting

### *Master Bedroom*

- ◆ Hardwood flooring
- ◆ Ceiling fan
- ◆ Large double closet
- ◆ Crown moulding
- ◆ California style blinds
- ◆ Overlooks front garden

### *Bedroom*

- ◆ Hardwood flooring
- ◆ Ceiling fan
- ◆ Closet
- ◆ Overlooks front garden

### *Bedroom*

- ◆ Broadloom
- ◆ Ceiling fan
- ◆ Overlooks back garden

### *Bedroom*

- ◆ Broadloom
- ◆ Overlooks back garden
- ◆ Built-in shelving/wardrobe
- ◆ Access to Attic

### *4 Piece Bathroom*

- ◆ Ceramic tile flooring
- ◆ Two built-in storage cabinets
- ◆ Crown moulding
- ◆ Overlooks back garden

### *Lower Level*

- ◆ French door entry
- ◆ Storage under stairs
- ◆ Walk-in insulated storage closet
- ◆ Hardwood parquet flooring
- ◆ Storage closet

### *Recreation Room*

- ◆ Open concept
- ◆ Hardwood parquet flooring
- ◆ Built-in shelving

### *Office*

- ◆ Open concept
- ◆ Hardwood parquet flooring
- ◆ Two large storage units

### *3 Piece Bathroom*

- ◆ Marble flooring
- ◆ Walk-in shower
- ◆ Pedestal sink
- ◆ Built-in storage cabinet

### *Laundry/Utility Room*

- ◆ Ceramic tile flooring
- ◆ LG front loading dryer
- ◆ Whirlpool washer '18
- ◆ Double laundry sink
- ◆ Built-in clothes drying rack
- ◆ Built-in shelving
- ◆ Kenmore temperature-controlled freezer
- ◆ Access to storage under the stairs
- ◆ Access to large crawl space  
-Furnace '08

For more photos and  
information about this property,  
please visit  
[www.15Rustywood.com](http://www.15Rustywood.com)