

LOT SIZE: 60 x 100 feet

TAXES: \$6,395.15/19

POSSESSION: Immediate/tba

BEDROOMS: 3+1

BATHROOMS: 1x4, 1x3

PARKING: Single car garage & 3 car parking

ROYAL LEPAGE Signature Realty IND. OWNED & OPERATED BROKERAGE

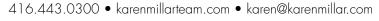












WELCOME TO _____

31 Groveland Crescent























SPECIAL FEATURES

- Two fireplaces
- Updated windows
- · 200 amp service
- Nanny/in-law suite potential
- Roof '06
- · Central air conditioner '01

EXTERIOR

- · Single car garage
- Three car parking
- Interlocking stone boarder & walkways
- Flagstone steps
- Landscaped gardens

BACKYARD

- Access to Garage
- · Mature trees & shrubs
- Interlocking stone patio
- Three composters
- Landscaped gardens
- Private

FOYER

- Transom window
- Ceramic tile flooring

MAIN FLOOR

- Hardwood flooring
- · Coat closet
- · Linen closet
- · Broom closet

LIVING/DINING ROOM

- · Open concept
- · Overlooks front & back gardens
- Large bow window
- Wood burning fireplace with custom mosaic surround, wooden mantle & exposed brick
- · Pass-thru to Foyer
- · Crown moulding
- · Custom blinds

KITCHEN

- Solid wood cabinets
- Two solarium windows
- · Ceramic tile backsplash
- GE portable dishwasher
- Kenmore stove
- · Whirlpool bottom mount fridge
- Eat-in breakfast nook
- Overlooks back garden

MASTER BEDROOM

- Hardwood flooring
- Ceiling fan
- · Double closet
- Overlooks front garden

BEDROOM

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

BEDROOM

- Hardwood flooring
- · Closet

4 PIECE BATHROOM

- Deep soaker tub
- Ceramic tile flooring
- Marble surround
- Built-in storage cabinet

LOWER LEVEL

- Separate entrance
- Broadloom
- Storage under stairs

OFFICE/DINING ROOM

- · Open concept
- Above-ground window
- Two built-in cabinets

RECREATION/FAMILY ROOM

- Broadloom
- Wood burning fireplace with ceramic tile surround
- Above-ground window
- Pot lights

LAUNDRY ROOM

- Two above-ground windows
- Access to Cold Room
- · Kenmore washer & dryer 'as is'

KITCHEN

- Eat-in breakfast nook
- Parquet hardwood flooring
- · Large double closet
- · Above-ground window
- Kenmore fridge & stove 'as is'
- Kenmore microwave
- Built-in stove vent
- Sliding pot drawers

BEDROOM

- Broadloom
- Above-ground window
- Large double closet

3 PIECE BATHROOM

- · Ceramic tile flooring
- Built-in storage cabinet

WORKSHOP

- Built-in workbench
- Filing cabinets