

WELCOME TO

31 Groveland Crescent



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



Signature Realty
IND. OWNED & OPERATED BROKERAGE

Karen
MOLLARTEAM
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EXCEEDING YOUR EXPECTATIONS

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Prospective purchasers should satisfy themselves as to 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.

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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