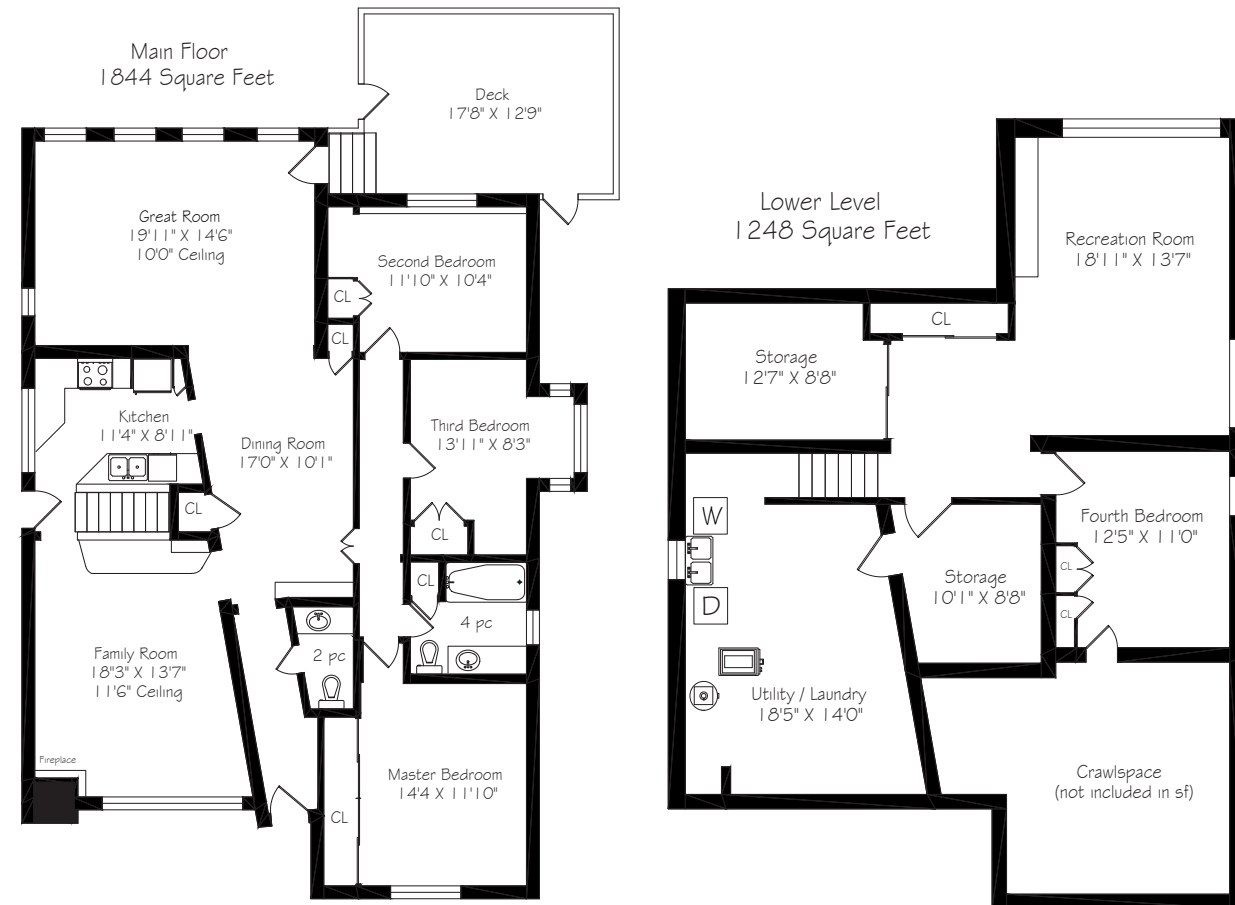




**LOT SIZE:** 60 x 100 feet

**BEDROOMS:** 3+1

**PARKING:** Single carport plus 4 car parking

**TAXES:** \$5,287.02/2019

**BATHROOMS:** 1x4, 1x2

**POSSESSION:** 30-90 Days/TBA



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*Karen*  
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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.



10 North Hills Terrace







**SPECIAL FEATURES:**

- Main floor Family Room
- Vaulted ceilings
- Roof commercial grade roll roofing '13 with 10 year warranty
- High efficiency furnace '13
- Water supply pipes to water mains increased to 3/4". Drainage pipes to street replaced by 4" pipes impenetrable to tree roots 25 year warranty '05
- All downspouts drain away from the house not into the weeping tiles.
- Central air conditioning
- 100 amp service
- Wood burning fireplace

**FRONT EXTERIOR**

- Single carport with built-in storage
- Four car parking
- Custom front door
- Interlocking patio
- Built-in L-shaped bench seat with privacy lattice
- Landscaped garden
- Matures trees and shrubs

**BACKYARD**

- Raised wooden deck with built-in benches
- Fenced yard
- Garden area

**FOYER**

- Porcelain flooring
- Coat closet

**FAMILY ROOM**

- Open concept
- Cathedral ceiling
- Hardwood flooring
- Wood burning fireplace with brick surround & slate hearth
- Overlooks front garden
- Updated windows '08
- Wall-to-wall custom built-in storage with breakfast bar

**KITCHEN**

- Open concept
- Overlooks Family Room
- Cathedral ceiling
- Terrace door walkout to carport
  - Full length glass door with disappearing blinds
- Access to Lower Level
- Granite countertops
- Glass tile backsplash
- Large picture window
- Under cabinet lighting
- Sliding pot drawers
- Stainless steel inlay double sink
- Porcelain flooring
- Track lighting
- Built-in Kenmore dishwasher
- Amana fridge
- Built-in Kenmore microwave
- Built-in Kenmore stove
- Built-in lazy Susan

**DINING ROOM**

- Open concept
- Broadloom
- Custom display & storage unit
- Storage closet
- Track lighting

**LIVING ROOM**

- Hardwood flooring
- Exposed brick walls
- Exposed wooden beams
- Vaulted ceilings
- Wall-to-wall windows
- Overlooks back garden
- Walk-out to deck & garden

**2 PIECE POWDER ROOM**

- Ceramic tile flooring

**MASTER BEDROOM**

- Hardwood flooring
- California style shutters
- Updated window '08
- Crown moulding
- Wall-to-wall closet with built-in drawers, shelving and sliding mirrored doors
- Overlooks front garden

**BEDROOM**

- Hardwood flooring
- Cork accent wall
- Built-in desk with cork wall
- Halogen lighting
- Updated window '08
- Double closet

**BEDROOM**

- Hardwood flooring
- Built-in desk with storage
- Double closet
- Track lighting
- Overlooks back garden
- Updated window '08

**4 PIECE BATHROOM**

- Updated
- Porcelain flooring
- Glass block windows
- Deep soaker tub
- Ceramic tile surround
- Built-in floor-to-ceiling storage

**LOWER LEVEL**

- Broadloom
- Double storage closet
- Access to large walk-in storage closet

**RECREATION ROOM**

- Broadloom
- Above-ground windows
- Built-in wooden entertainment & storage unit
- Built-in bookshelves

**BEDROOM/OFFICE**

- Broadloom
- Above-ground window
- Paneled walls
- Cedar closet
- Double door closet
- Access to large concrete crawl space

**STORAGE ROOM**

**LAUNDRY/UTILITY ROOM**

- Front loading Kenmore washer
- Beaumark dryer
- Workbench
- Drain backflow preventer
- Furnace '16
- Hot water tank is a rental

**ROGERS SMART HOME MONITORING:**

- Installed 2017 November; contract can be transferred to buyer.
- 3 IR hard-wired motion detectors sensors. Motion sensors cover the whole main floor
- Two wireless monitored smoke detectors
- 3 door sensors are hard wired
- Two-way voice connection upon intrusion
- Completely programmable; locally and remotely modified HVAC thermostat.
- Smart light bulb (timed on custom schedule).
- Video camera mounted in carport to capture kitchen door and cars: 24/7 streaming to indoor tablet SD card; Remote viewing
- CO detector: monitored water sensor installed in basement behind laundry room door
- Hard-wired keypad by kitchen door replaced by a Rogers keypad, in addition to the Rogers tablet. Tablet can be kept anywhere within network signal.
- Rogers Smart Home Monitoring will connect to any internet service. The system can be programmed form the Rogers Smart Home App; any computer to the Rogers Smart Home Portal.

For more photos and information about this property, please visit:

**[www.10NorthHills.com](http://www.10NorthHills.com)**