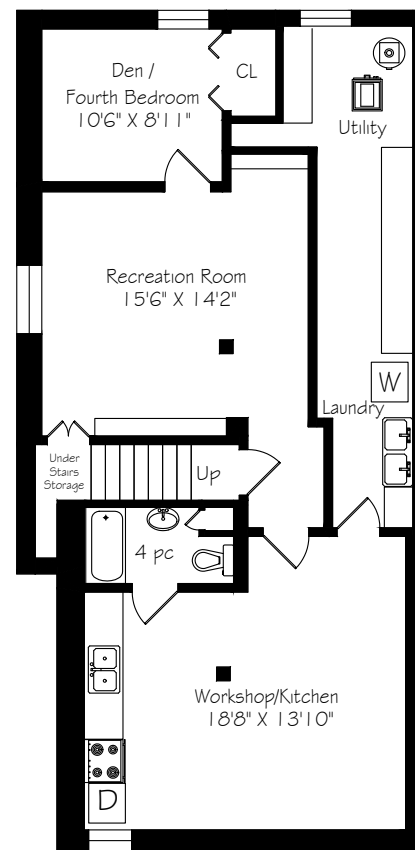
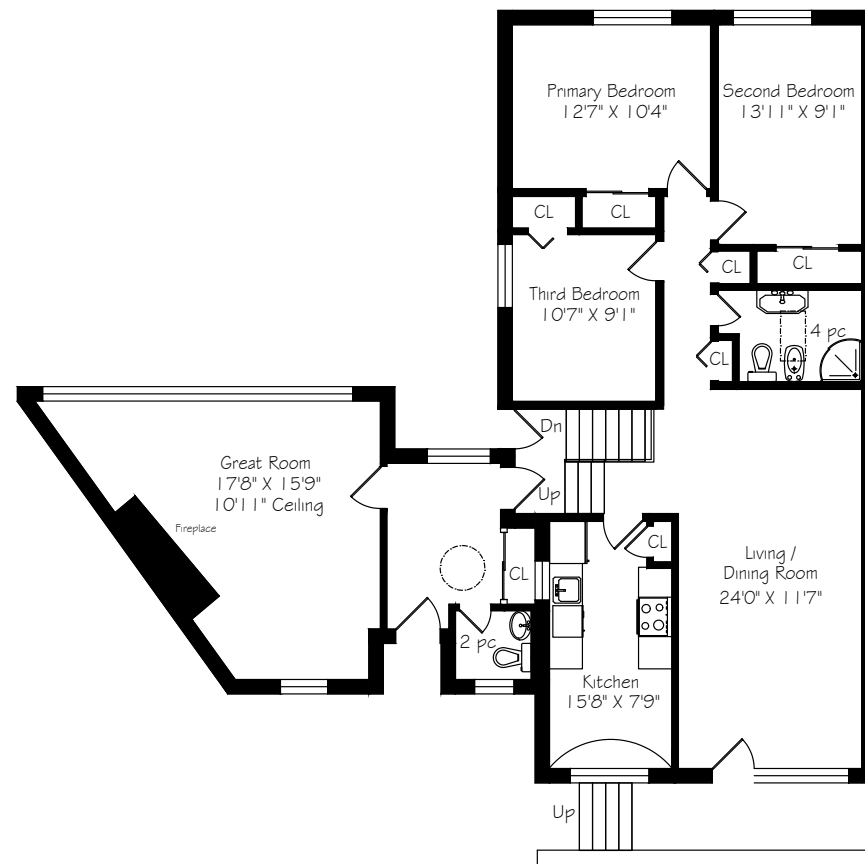


Floor Plan



LOT SIZE: 20 x 136.53 ft. Rear 95.83 ft., Side: 104 ft.

BEDROOMS: 3 + 1

PARKING: 2 car parking

TAXES: \$3,501.12 (2020)

BATHROOMS: 2x4, 1x2

POSSESSION: 30-60 days/TBA



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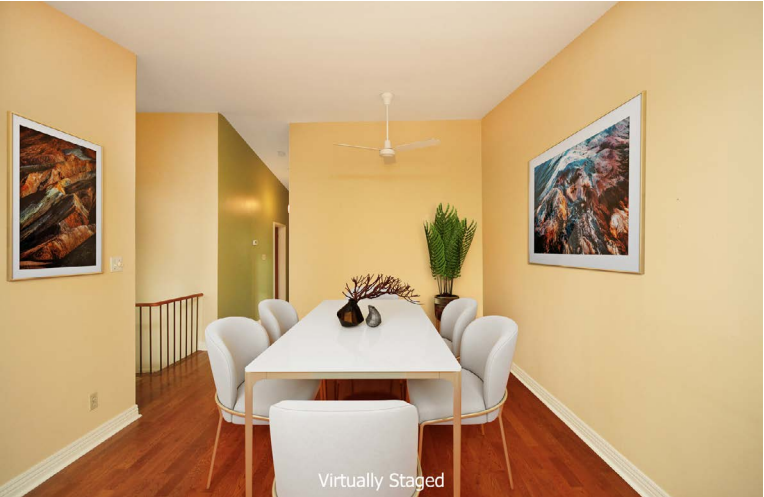
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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



25 Greengrove Crescent





SPECIAL FEATURES

- Roof '11
- Furnace '20
- Central air conditioning '13
- Two skylights
- 100-amp service
- Large main floor family room addition
- Beautifully landscaped gardens
- Cedar trim and door frames
- Vaulted ceilings

EXTERIOR

- Two car parking
- Landscapes garden
- Mature trees and shrubs
- Interlocking patio and wrap around walkway
- Newly painted gutters and eaves
- Rare Harlequin Maple

BACKYARD

- Two interlocking stone patios
- Japanese fence
- Landscaped
- Mature trees & shrubs
- Large privacy cedars
- Custom painted mural
- River rock garden
- Rain barrel
- Built-in custom garden shed

FOYER

- Circular skylight
- Ceramic tile flooring
- Cedar ceiling
- Large picture window
- Transom window
- Overlooks back garden
- Walkout to back garden
- Sliding mirrored double closet

2-PIECE POWDER ROOM

- Pedant sink
- Ceramic tile flooring
- Overlooks front garden

FAMILY ROOM

- French door entry
- Gas fireplace with brick surround
- Exposed brick wall
- Wall-to-wall picture windows
- Overlooks front and back gardens
- Cedar ceiling
- Vaulted ceiling
- Custom shades
- Ceramic tile plant placement
- Transom window
- Parquet flooring

MAIN LEVEL

- Hardwood flooring
- Linen closet
- Broom closet

KITCHEN

- Built in breakfast bar with built in shelving
- Overlooks front garden
- Vaulted ceiling
- Built in tray storage
- Built in pantry
- Closet for glass wares
- Overlooks Foyer
- Under cabinet lighting and outlets
- Eat-in
- Vinyl flooring
- GE fridge
- Built in Kenmore dishwasher
- GE convection stove
- Panasonic microwave

LIVING/DINING ROOM

- Open concept
- Walk out to front porch
- Terrace door walk-out with phantom screen
- Hardwood flooring '15
- Overlooks front garden
- Vaulted ceiling
- Ceiling fan
- Large floor to ceiling picture windows
- LG flatscreen TV

PRIMARY BEDROOM

- Hardwood flooring
- Sliding mirrored double closet
- Vaulted ceilings
- Overlooks back garden

BEDROOM

- Hardwood flooring
- Vaulted ceilings
- Picture window
- Custom window shades
- Filling cabinet
- Closet
- Built-in wall shelving

BEDROOM

- Hardwood flooring
- Sliding mirrored double closet
- Overlooks back garden

4 PIECE BATHROOM

- Skylight with airplane paint & glass
- Sun-filled
- Ceramic tile flooring
- Bidet
- Vaulted ceiling
- 'Gingers' pedestal sink with extra wide ledges
- Built-in mirrored storage
- Walk-in shower
- Ceramic tile surround

LOWER LEVEL

- French door entry
- Broadloom

RECREATION ROOM

- Broadloom
- Above-ground window
- Walk-in storage closet
- Built-in shelving
- Pot lights

BEDROOM

- Broadloom
- Above-ground window
- Double closet
- Pot lights

KITCHEN/LAUNDRY/GAMES ROOM

- French door entry
- Pot lights
- Kenmore dryer 'as is'
- Kenmore stove 'as is'
- Above-ground window
- Built-in cabinets
- Built-in storage
- Stainless steel sink

4 PIECE BATHROOM

- Vinyl flooring
- Ceramic tile surround
- Pedestal sink
- Storage closet
- Built-in mirrored storage

UTILITY ROOM

- Swing door entry
- Front loading Kenmore washer
- Built-in storage
- Workbench
- Above-ground window
- Furnace
- Hot water tank (rental)