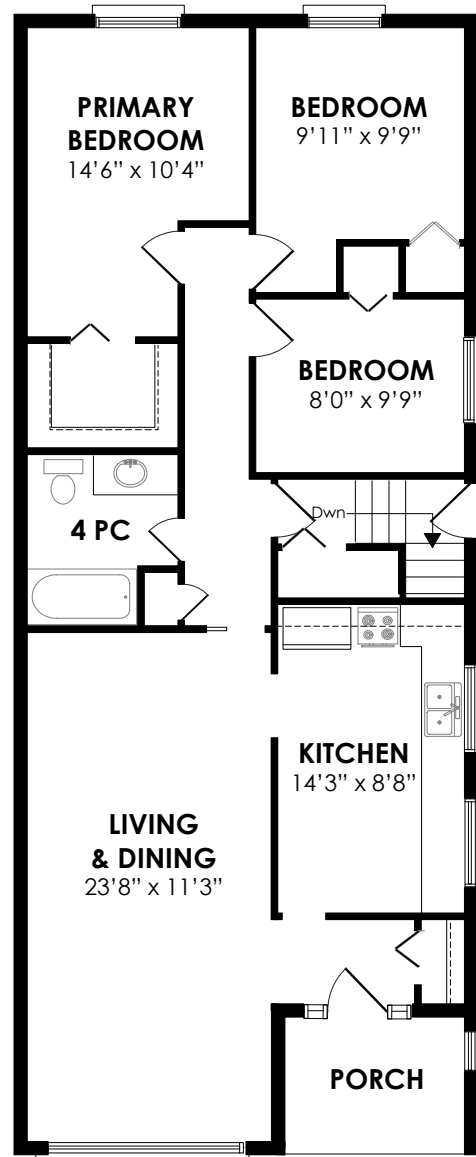
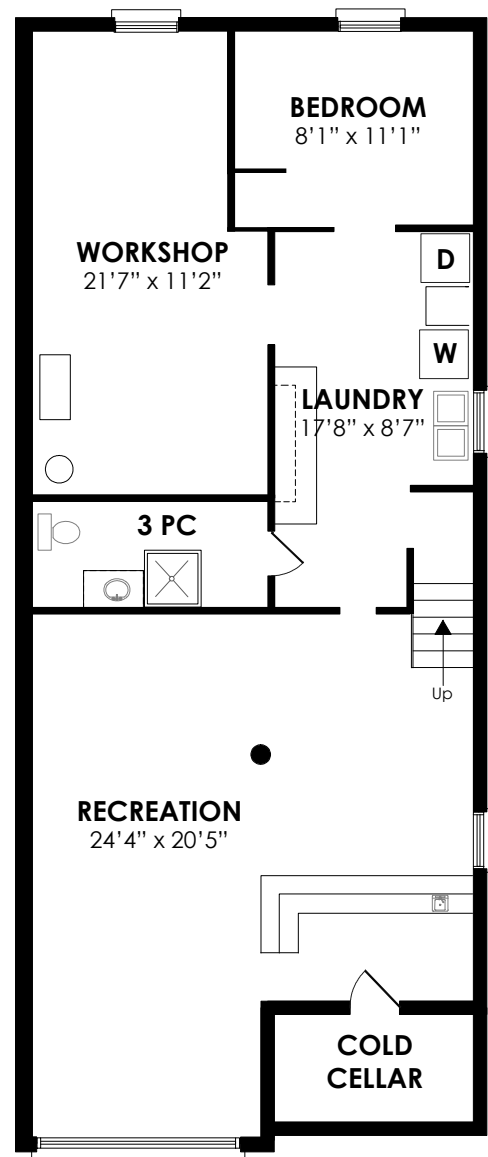


MAIN FLOOR 1110 SQ FT



LOWER LEVEL 1160 SQ FT



99 Roywood Drive



LOT SIZE: 30 x 120 feet

TAXES: \$3,538.26/2020

BATHROOMS: 1 x 4, 1 x 3

BEDROOMS: 3 + 1

PARKING: 4 car parking

POSSESSION: Immediate/tba

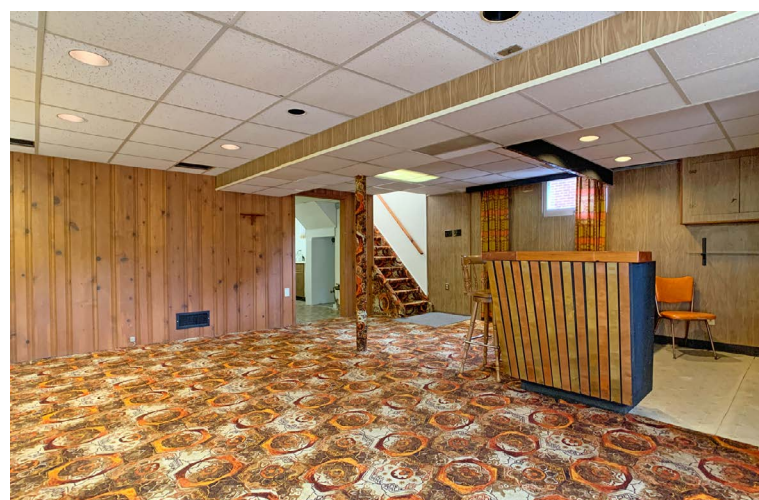
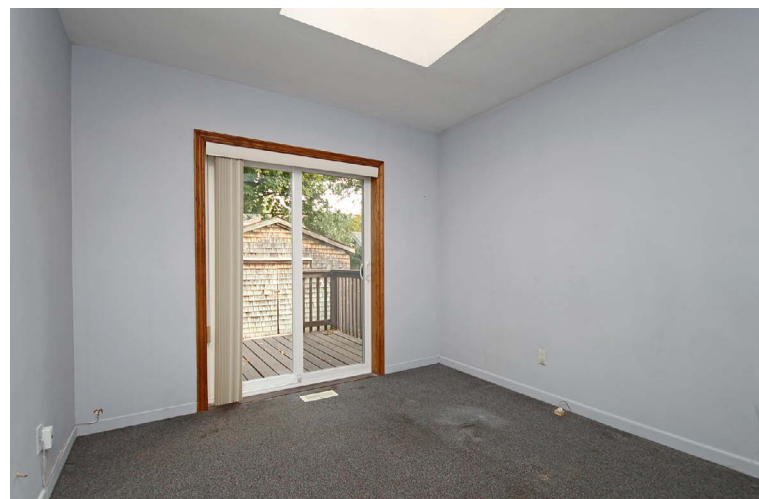
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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which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



EXTERIOR

- 4 car parking
- Overlooks Fenside Park
- Mature shrubs

BACKYARD

- Large garden shed
- Fenced yard
- Raised wooden deck
- Built-in laundry line

FOYER

- Coat closet

KITCHEN

- Family size
- Breakfast nook
- Ceiling fan
- Pot lights
- Built-in Whirlpool dishwasher "as is"
- Moffat fridge "as is"
- Frigidaire stove "as is"
- Built-in stove vent "as is"
- Updated window

LIVING/DINING ROOM

- Open concept
- Hardwood flooring under broadloom
- Large updated picture window
- Overlooks front garden and Fenside Park
- Crown moulding
- California style blinds
- Exposed brick wall

MAIN FLOOR

- Hardwood flooring under broadloom
- Linen closet
- Access to separate entrance
- Broom closet

PRIMARY BEDROOM

- Hardwood flooring under broadloom
- Overlooks back garden
- Large walk-in closet with built-in organizers
- Access to attic
- Ceiling fan
- Updated window

BEDROOM

- Hardwood flooring
- Closet
- Updated window

BEDROOM

- Skylight
- Hardwood flooring under broadloom
- New patio door '20 walk-out to deck & garden
- Closet
- Updated window

LOWER LEVEL

RECREATION ROOM

- Broadloom
- Built-in wet bar
- Access to cold room
- Pot lights
- Above-ground windows
- Paneled
- 100-amp service

BEDROOM

- Broadloom
- Above-ground window
- Closet with built-in shelving

3 PIECE BATHROOM

LAUNDRY ROOM

- Above-ground window
- Kenmore washer "as is"
- Maytag dryer "as is"
- Built-in cabinetry & storage

UTILITY ROOM

- Hot water tank
- Above-ground window
- Two workbenches
- Central vacuum

For more photos and information on this property, please visit

www.99RoywoodDrive.com