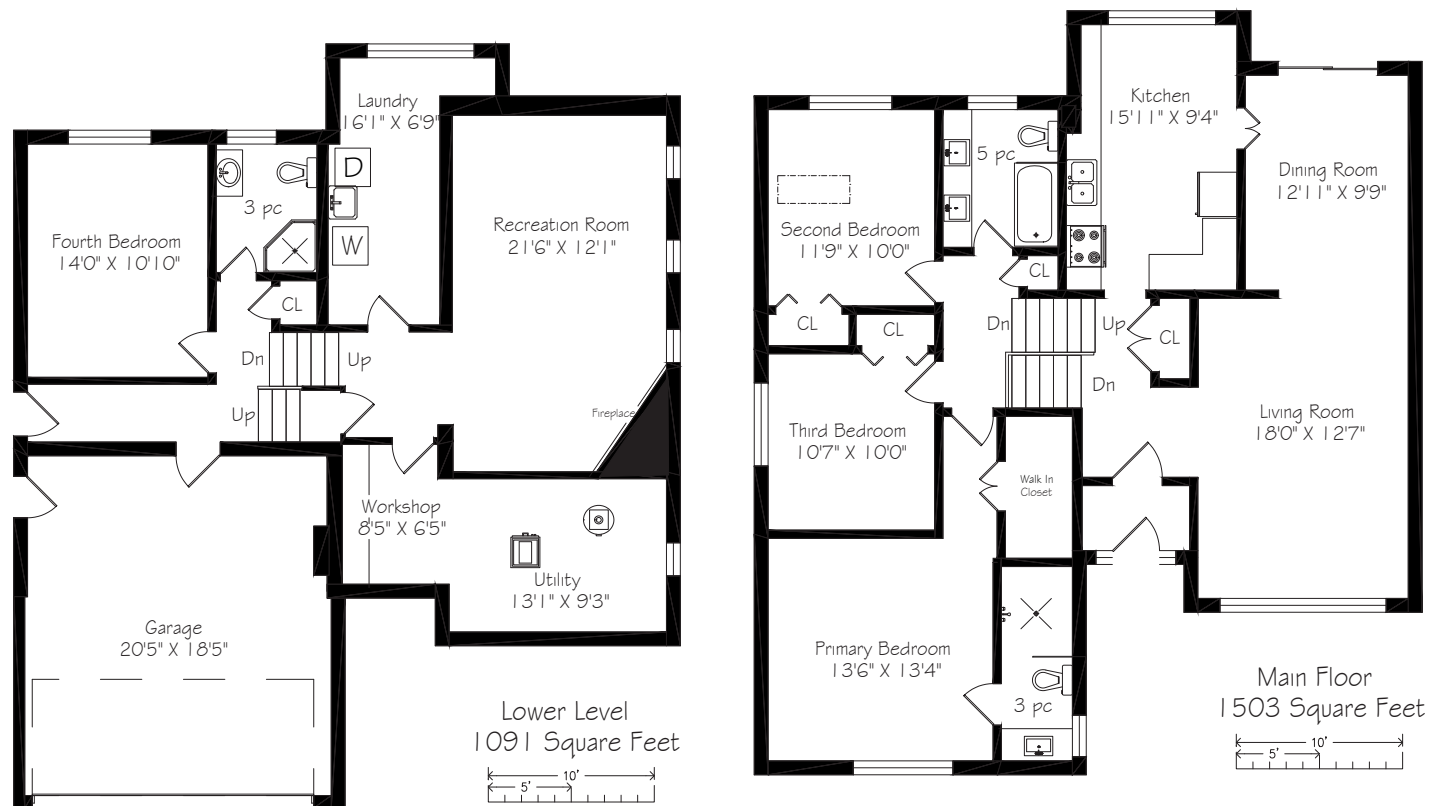


Floor Plan



87 Valentine Drive



LOT SIZE: 50.98 x 120.75 feet

BEDROOMS: 4

PARKING: Double car garage & 2 car parking

TAXES: \$6,266.90/2020

BATHROOMS: 1x5, 2x3

POSSESSION: October/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.





SPECIAL FEATURES

- Backs on to a park
- Furnace '03
- Central air conditioner '03
- 100-amp service
- Updated Kitchen
- Updated bathrooms
- Wired for security monitoring on windows, doors & motion

EXTERIOR

- Double car garage with one remote
- Two car parking
- Interlocking walkway
- Mature trees & shrubs
- Stone retaining wall

FOYER

- Marble flooring
- Double closet

LIVING/DINING ROOM

- Open concept
- Overlooks front garden
- Large picture window
- Crown moulding
- Sliding door walk-out to back garden & deck

KITCHEN

- Breakfast nook
- Cork flooring
- Picture window
- Overlooks back garden
- Granite countertops
- Stainless-steel inlay double sink
- Corner cabinet rotating storage
- Ceramic tile backsplash
- Soft-close cabinetry
- Sliding storage drawers
- Sliding refuse drawer with extra storage
- Built-in Whirlpool dishwasher
- Four burner gas Frigidaire stove
- Built-in microwave
- LG bottom mount fridge

UPPER LEVEL

- Hardwood flooring
- Linen closet

PRIMARY BEDROOM

- Broadloom
- Large walk-in closet with built-in organizers
- Large picture window
- Overlooks front garden

3 PIECE ENSUITE BATHROOM

- Updated
- Quartz countertop vanity with storage
- Large walk-in glass shower with rainwater showerhead & handheld wand
- Porcelain flooring
- Ceramic tile surround with glass tile accents

BEDROOM

- Hardwood flooring
- Double closet with built-in organizers

BEDROOM

- Hardwood flooring
- Overlooks back garden
- Skylight
- Ceiling fan
- Double closet with built-in organizers

5 PIECE BATHROOM

- Updated
- Quartz countertop vanity with two sinks & storage
- Deep soaker tub with rainwater shower head
- Ceramic tile surround with glass tile accents
- Glass knee wall
- Porcelain flooring

GROUND LEVEL

- Access to Garage
- Walk-to side garden
- Large closet
- Ceramic tile flooring

BEDROOM

- Hardwood flooring
- Overlooks back garden
- Paneled walls

3 PIECE BATHROOM

- Updated
- Walk-in glass shower
- Ceramic tile surround
- Ceramic tile flooring
- Vanity with Granite countertop

LOWER LEVEL

- Broadloom
- Storage under stairs

RECREATION ROOM

- Broadloom
- Pot lights
- Gas fireplace with stone surround

LAUNDRY ROOM

- Fridge
- Whirlpool washer & dryer

UTILITY ROOM

- Shelving
- Furnace '03
- Hot water tank (owned)

BACKYARD

- Raised wooden deck
- Interlocking patio
- Mature trees & shrubs
- Gas BBQ hookup
- Overlooks park
- Access to park

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

www.87ValentineDr.com