



11 Tees Court

The spacious entry opens to a combined living/dining room with soaring 16' ceilings, two skylights, and a warm oak feature wall. The oak kitchen includes a centre island with seating, corner pantry, and updated stainless-steel appliances. The adjoining family room features a built-in desk and newer glass sliding doors leading to a wraparound two-storey deck overlooking the backyard. The main level also includes a convenient 2-piece powder room, 4th bedroom, and laundry/mudroom perfect for backpacks and extra winter gear. Upstairs offers a loft/flex space open to the living room, two good-sized bedrooms, and a spacious primary bedroom with ensuite, walk-in closet, and newer patio door to a private upper deck with stairs to the lower deck. Additional features include a full-sized garage with interior access, lower-level crawl space mechanicals, and extended heated storage. The mature oversized lot offers a quadruple concrete driveway, manicured front lawn, and a low-maintenance fenced backyard with mature trees and a city-approved fire pit.

Updates: HRV (2020), Pex conversion (2023), carpet (2023), new concrete garage floor (2024), 2 x sliding patio doors (2023), hot water tank (2024), windows, buderus boiler, double wall fiberglass oil tank.

Price includes, Fridge (2026), stove (2026), microwave, dishwasher, washer & dryer, 3 bar stools

Heating cost 5,481 L Oil (\$7,497 2025)

*** City water & sewer lines to be replaced this summer, deductible paid for by vendor.

Year Built: 1989

Roof: Wood Shingles

Property Tax: \$6,600(2025)

Heating: Hot Water & Oil

Construction: Single Family

Parking: Attached Garage; Dbl. Concrete Drive

Foundation: Concrete



\$824,900

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