



Living Room

- Sizable room with large windows
- Hardwood flooring
- Custom built fireplace
- Crown moulding

Dining Room

- Bright and open
- Broadloom
- Chandelier with light dimmer

Eat-In Kitchen

- Ceramic tiled flooring
- Fridge, stove, built-in dishwasher
- Washer and dryer area
- Upgraded pull-out sink faucet
- Backsplash
- Generously sized breakfast area
- Pantry
- Walk-out to large deck & yard

2nd Level

- Broadloom in stairs and hallway
- Ample storage space
- 2 Walk-in closets with built-in shelving

Bedrooms & Baths

- Well sized bedrooms
- Broadloom
- Primary bedroom with broadloom, vaulted ceiling and walk-in closet

- 2nd Bedroom with double closet
- 3rd Bedroom with double closet
- 4 Piece bath with ceramic tiling, cedar wood panelling, pull-out showerhead and jacuzzi tub with marble frame & glass accordion door
- Built-in medicine cabinet

Finished Basement

- Hardwood stairs
- Huge recreation room with broadloom
- Double sink
- Office area with broadloom and pot lights
- Separate entrance
- 2 Piece washroom

Exterior

- Huge barn/shop, possibility to convert into secondary/garden suite
- Expansive greenspace with manicured lawns
- Private treed yard
- Interlock patio
- Large deck
- Detached garage for 4 cars
- Private double driveway with 7 parking spots

Superior Location

- Send your kids to highly ranked schools - Unionville HS and Pierre Elliot Trudeau HS
- Walk to historic and charming Main St shops, restaurants and festivals, library, community centre, parks, Toogood Pond and buy fresh produce down the street at the Stivers Mill Farmers' Market
- Quick access to Highway 7, 407 and Go train.

Special note

- Heritage property
- Possibility to sever into 2 lots
- Great opportunity to renovate house & add large addition



Updates & Extras

Inclusions

- Fridge
- Stove
- Built-in dishwasher
- Washer & dryer
- All existing window coverings
- All existing electric light fixtures
- Electric baseboard heating

- Wall unit air conditioning
- Hot water tank (rental)

Lot Size: 66.00 x 181.50 Feet, Over 1/4 Acre

Taxes: \$6,217.97 (2022) | Possession: 30 - 60 Days/TBA

