



Main Level

Foyer

- Vinyl flooring
- Front door with decorative glass inserts & sidelights
- Double closet

Living

- Open design
- Broadloom
- Bow window overlooking front garden

Dining

- Separate area
- Open design
- Chandelier with light dimmer

Eat-In Kitchen

- 4 Appliances
- KitchenAid stainless steel fridge
- Custom cabinetry with above-fridge cabinet & pot drawers
- Pantry
- Quartz countertop
- Double sink with tip-out tray
- Under-cabinet lighting
- Eat-in area

Family

- Hardwood flooring
- Crown moulding
- Fireplace with floor-to-ceiling stone tiling & TV mount
- Built-in shelving
- 2 Walk-outs to deck
- Custom black-out blinds
- Powder room

2nd Level

- Hardwood stairs with carpet runners

Bedrooms & Bath

- Primary bedroom complete with hardwood flooring, His & Her closets, ceiling fan and a 2 piece washroom
- 3 Additional well-sized bedrooms with hardwood flooring and closet (1 with ceiling fan)
- 4 Piece bath offers ceramic tiling, custom cabinetry with linen cabinets, pot lights, soaker tub with jets and pull-out faucet, walk-in shower with glass door and pull-out showerhead

Basement

- Unspoiled
- Large cold room with built-in wine rack
- Laundry area with sink
- Built-in shelving

Exterior

- Covered porch area with door to garage
- Interlock walkway and side yard
- Private and fenced yard
- Treed & perennial gardens
- Backyard deck features a pergola
- 2 Storage boxes in back yard
- Attached 2 car garage
- Private double driveway

Special Note

- Located in a prime Sherwood-Amberglen location, close to everything!
- Large pie-shaped lot with rear of yard 86' wide

Move right in and enjoy!

Updates & Extras

Inclusions & Extras

- Fridge, stove, built-in dishwasher, built-in microwave/range hood
- Washer & dryer
- Gas furnace
- Central air
- All existing window coverings and electric light fixtures
- Garage door opener and remote
- Family room TV & bracket
- Freezer in basement
- Hot water tank (owned)



Lot Size: 60.79' x 100', west 96.44', rear 86' | Taxes: \$5,454.14 (2025)

Possession: 30 - 60 Days/TBA