



## Main Level

### Foyer

- Bright & inviting 2 storey foyer
- Double door entry with decorative glass inserts and sidelights
- Chandelier
- Ceramic tile flooring
- Powder room with grab bar

### Laundry/Mudroom

- Ceramic tile flooring
- Built-in cabinets
- Sink
- Walk-out to side patio
- Direct door to garage

### Living

- Hardwood flooring
- Bay window with California shutters
- Recessed tray ceiling

### Dining

- Formal room open to living area
- Hardwood flooring
- Crown moulding
- Chandelier with decorative ceiling medallion
- French doors with sidelights

### Family Room

- Hardwood flooring
- Bay window
- Fireplace with floor-to-ceiling brick surround

### Eat-In Kitchen

- Large family-sized kitchen
- 4 Appliances
- Ceramic tile flooring

- Updated quartz U-shaped countertop
- Double undermount sink with pull-out faucet, built-in soap dispenser and reverse osmosis system
- Backsplash
- Large window overlooking back garden
- Pantry
- Ample cupboards

- 4th Bedroom with double closet
- Updated 3 piece bath offers porcelain tiling, quartz countertop, California shutters, pot lights with dimmer, and a walk-in shower with sliding glass doors, and rain & pull-out showerheads

## Finished Basement

- Hardwood stairs & landing
- Recreation room with pot lights & dimmer and walk-in closet with a cold room
- 2nd Recreation room with pot lights & dimmer
- Workshop/utility room with built-in pegboard for tools
- 2 Partially finished rooms (one with a sink)
- Ample storage areas

## Exterior

- 2 Car garage
- Double driveway for 3 cars
- Interlock front porch and side yard
- Private, treed and fully fenced back yard
- Backyard interlock patio and deck with privacy pergola and glass panels
- Garden shed & storage boxes

## Special Note

- 3,109 SF above grade (MPAC) plus finished basement
- Located in a family-friendly neighbourhood, close to everything!

**Move right in and enjoy!**



## Updates & Extras

### Updates

- Kitchen counter
- Main & primary bathrooms
- Some windows
- Shingles (2022)
- Front door (6 years)

### Inclusions & Extras

- Fridge, stove, built-in dishwasher, range hood
- Basement freezer
- Washer & dryer
- Central air & central vacuum
- All existing window coverings, California shutters and electric light fixtures

- Gas furnace
- Reverse osmosis system
- Hot water tank (owned)
- AC/heat pump wall unit in primary bedroom
- Garage door opener & 2 remotes
- Garden shed & 2 storage boxes

**Lot Size: 49.21 x 111.88 Feet | Taxes: \$6,630.61 (2025)**

**Possession: 30-60 Days/TBA**