

# UPGRADES & FEATURES

## FEATURES

5 + 1 BEDROOMS

4 BATHROOMS

DETACHED 2-STOREY HOME

3 CAR GARAGE

YEAR BUILT: 1983

SQ FT: 3256 SQ FT ABOVE GRADE

BASEMENT SQ FT: 1610 SQ FT

LOT SIZE: 100.13 X 180.74 FT

ACRES: 0.48

PROPERTY TAX: \$9744.45 (2025)

PARKING SPACES: 9 ON DRIVEWAY + 3 CAR GARAGE PARKING

DETACHED 280 SQ FT DRIVE SHED

## GENERAL FEATURES

NEW INTERIOR & EXTERIOR FIBREGlass DOORS (2019)

UPGRADED 9" WIDE PLANK HARDWOOD FLOORS (2019)

UPGRADED TRIM & BASEBOARDS (2019)

SMOOTH CEILINGS THROUGHOUT (2019)

NEW SKYLIGHTS WITH REMOTE CONTROLLED BLINDS (2019)

POT LIGHTS

GAS LINE FOR KITCHEN STOVE RANGE

REFACED STONE GAS FIREPLACE IN FAMILY ROOM

# UPGRADES & FEATURES

## COMFORT & UTILITY

CENTRAL VACUUM & EQUIPMENT

WATER SOFTENER SYSTEM (2020)

FURNACE (APPROX. 2023)

CENTRAL AIR CONDITIONER

HOT WATER TANK (OWNED)

## BASEMENT

REMODELLED IN 2023

NEW VINYL FLOORING

POT LIGHTS

MUD ROOM WITH DIRECT GARAGE ACCESS (PRIVATE ENTRANCE)

EXERCISE/GAME ROOM

GALLERY STYLE KITCHEN

1 BEDROOM

LARGE REC/FAMILY ROOM AREA

3-PIECE BATHROOM WITH LARGE GLASS ENCLOSED SHOWER

STACKABLE WHIRLPOOL WASHER & DRYER

PLENTY OF CLOSETS