

# **38 ALLISTER PLACE – FEATURES & KEYNOTES**

## **Property Overview**

- Move-in ready 2-bedroom, 1.5-bathroom bungalow
- Attached heated & insulated double garage
- Large 100 x 150 ft lot on a quiet cul-de-sac
- Backs onto County land (no rear neighbours) for ultimate privacy
- Walk or bike to 6th Street beach access and Sauble Beach's famous sandy shoreline & sunsets

## **Interior Features**

- Bright, open-concept layout
- Luxury vinyl plank flooring throughout
- Spacious living room with cozy wood stove
- Generous eat-in kitchen
- Sliding doors from living area to expansive south-facing front deck
- Two comfortable bedrooms
- Gorgeous 4-piece main bathroom with deep soaker tub, tiled shower, and live-edge vanity
- Convenient 2-piece half bath in laundry/mudroom
- Separate vestibule with access to back deck
- Laundry/mudroom for added everyday convenience

## **Outdoor & Exterior Features**

- Large rear deck
- Covered hot tub (included)
- Fully fenced yard with landscape lighting
- Fire pit area for evening gatherings
- Storage shed with attached firewood lean-to