Main Level

Foyer & Entryways

- Ceramic tiled flooring
- Front door with glass insert
- Double closet
- Crown moulding
- Decorative entryway frames
- Powder room with crown moulding
- Mudroom with ceramic tiles, built-in organizers and walk-out to side patio

Living

- Large space
- Broadloom
- Bay window overlooking front gardens

Dining

- Separate formal area
- Hardwood flooring
- Chandelier with dimmer
- Crown moulding

Family

- Hardwood flooring
- Crown moulding
- Gas fireplace with updated surround Built-in bookshelves
- Walk-out to backyard deck
- California shutters

Kitchen

- 4 Stainless steel appliances
- Hardwood flooring
- U-Shaped granite countertop
- Backsplash
- Breakfast bar
- Double sink with pull-out faucet and sink tip-out
- Built-in shelf nook for microwave
- Cabinetry with pot drawers and crown moulding
- Lazy-Susan corner organizers
- Under cabinet lighting

Breakfast

- Sun-filled and open to kitchen & living
- Hardwood flooring
- Chandelier
- 2nd Walk-out to backyard deck
- California shutters

2nd Level

- Elegant, curved staircase
- Wood banister
- Broadloom throughout
- Ceiling fan
- Linen closet

Bedrooms & Bath

- Primary bedroom features built-in floor-to-ceiling closet with organizers & crown moulding, huge walk-in closet with built-in organizers, ceiling fan, sitting area, bay window, California shutters and 3 piece ensuite
- Primary 3-piece ensuite offers heated floors, frameless glass walk-in shower with soap niche, built-in bench, rain and pull-out showerheads, porcelain tiling, quartz countertop, vanity lighting, vanity drawers & cupboard and wall-mounted make-up mirror
- 2nd Bedroom with ceiling fan, built-in shelving and double closet
- 3rd Bedroom with double closet
- 4th Bedroom with oversized double closet and light dimmer
- 4 Piece bathroom with ceramic tiling, quartz countertop, pull-out showerhead and wall-mounted make-up mirror

Finished Basement

- Recreation room offers broadloom, track lighting, entertainment unit & TV, and wet bar with bar fridge
- 2nd Finished room with laminate flooring, pot lights, built-in shelving and double French doors
- Utility room with laundry area, double sink, workbench & cabinets
- 3 Piece bath with ceramic tiling, walk-in shower with soap niche and heat lamp
- Huge storage room under stairs with broadloom and built-in shelves

Exterior

- 2 Car garage with keypad entry and side door
- Double private driveway for 4 cars
- Interlock porch
- Private, treed & fully fenced yard with perennial gardens
- Back yard features composite deck, retractable awning & direct BBQ gas line

Special Note

- 2,410 Sq ft above grade (MPAC), plus finished basement
- Nestled on a quiet, family-friendly street
- Close to everything!

Procenko GROUP REAL ESTATE

Updates & Extras

Updates

- All windows replaced at various
- Primary bathroom
- Shingles

Inclusions

- Stainless steel fridge, stove, built-in dishwasher & range hood
- Washer & dryer
- All existing electric light fixtures and window coverings
- California shutters in family room, breakfast area and primary bedroom
- Gas furnace
- Central air
- Built-in central vacuum & attachments
- Garden hose & misc garden tools
- Shelving/counters in basement back room
- Tankless water heater (rental)
- White basement cabinets
- Furnace room wood cabinets
- Work bench
- Basement bar fridge
- Basement entertainment unit & TV
- Freezer
- Ceiling fan in 2nd floor stairway, primary bedroom & 2nd bedroom
- Nest thermostat
- Backyard awning
- Garage door opener, 1 remote & key-pad
- Exclude: Furnace room plastic shelving & EV charger unit in garage

Lot Size: 44.76 x 110.34 Feet | Taxes: $5,795.74 (2026) | Possession: 60-90 Days/TBA