



Main Level**Foyer**

- Bright and inviting foyer
- Keypad lock entry
- Front door with decorative glass insert and sidelights
- Hardwood flooring
- Wainscoting
- Powder room

Living

- Broadloom
- Open design
- Crown moulding
- Picturesque window

Dining

- Broadloom
- Open to living area
- Crown moulding
- Chandelier with dimmer and ceiling medallion

Eat-In Kitchen

- 3 Appliances
- Double sink with pull-out faucet
- Pantry
- Breakfast area with wainscoting
- Walk-out to driveway with decorative glass insert door

2nd Level**Bedrooms & Bath**

- Primary bedroom with broadloom, crown moulding, ceiling fan and double closet
- 3 additional well-sized bedrooms
- 4 piece bath with ceramic tiling

Finished Basement**Recreation Room**

- Laminate flooring
- Gas fireplace
- Twin closets
- Pot lights

Laundry

- Partially finished
- Sink

Workshop

- Built-in shelving

Exterior

- Car port
- Private driveway, total parking for 3 cars
- Stone front porch
- Perennial gardens with inground lights
- Garden shed
- Fully fenced, treed yard
- Backyard interlock patio

Special Note

- Right across the street from Reesor Park P.S.
- 1,370 SF above grade (MPAC), plus finished basement
- Located in a family-friendly neighbourhood, close to everything!

Updates & Extras

**Updates**

- New paint
- Shingles (2024)
- Newer gas dryer
- Furnace
- Windows

Inclusions & Extras

- Fridge, stove & range hood
- Washer & dryer
- Central air
- All existing window coverings, and electric light fixtures
- Gas furnace
- Hot water tank

- Rear garden shed
- Excludes: Side driveway shed, stained glass at top of stairs, and bird house in back yard

Lot Size: 60 x 110 Feet | Taxes: \$4,396.72 (2025)

Possession: 30 - 60 Days