



Main Level**Foyer**

- Inviting foyer with 9 feet ceiling
- Double door entry with stained glass inserts
- Chandelier
- Ceramic tiling
- Powder room

Laundry/Mudroom

- Ceramic tiling
- Built-in cabinets
- Walk-out to side patio
- Direct door to garage

Office/Den

- Hardwood flooring
- 9 feet ceiling
- Double French doors
- Chandelier
- Tall picturesque windows overlooking front garden

Living

- Hardwood flooring
- Overlooks office/den
- Picturesque window

Dining

- Open design
- Separate area
- Hardwood flooring
- Chandelier with dimmer

Eat-In Kitchen

- 4 Stainless steel appliances
- Ceramic tiling
- Backsplash
- Double sink with pull-out faucet

- Under cabinet lighting
- Pot lights with dimmer
- Pantry
- Ample cupboards

Breakfast Area

- Bright and spacious
- Ceiling fan
- California shutters
- Bow windows
- Walk-out to backyard patio

Family Room

- Hardwood flooring
- California shutters
- Walk-out to backyard patio
- Gas fireplace with brick surround

2nd Level

- Hardwood stairs and landing
- Lights with dimmer
- Chandelier
- Display nook

Bedrooms & Bath

- Primary bedroom with laminate flooring, Her walk-in closet with organizers & His double closet, 5 piece ensuite with soaker tub, double sink, built-in medicine cabinet and glass door walk-in shower with pull-out & rain showerhead
- 3 Additional generous bedrooms with double closets (1 bedroom with California shutters)
- 5 Piece bath with double sink, built-in medicine cabinet, double closet with built-in shelving and bath with sliding doors & upgraded showerhead

Finished Basement

- Ideal for in-law suite
- Hardwood stairs
- Recreation room with laminate flooring, pot lights with dimmers, fan, recessed wall nook for entertainment equipment
- Gas fireplace with upgraded stone surround and track lighting
- Built-in wet bar with wine rack
- 2 Spacious dens, easy to convert to bedroom, home office or gym
- Ample storage space
- Cold room
- Kitchen with 4 appliances, double sink and backsplash
- 3 Piece bath with built-in medicine cabinet and walk-in shower with pull-out showerhead

Exterior

- 2 Car garage
- Interlock double driveway for 4 cars
- Private, treed and fully fenced back yard
- Backyard concrete patio with steel railings
- Garden shed & storage box
- Lots of greenspace
- Perennials with retaining wall bed

Special Note

- 3,259 SF above grade (MPAC) plus finished basement
- 2 Laundry areas
- Located in a family-friendly neighbourhood, close to everything!

Move right in and enjoy!**Updates & Extras****Updates**

- New basement flooring
- New basement paint
- Shingles approx. 3 years

Inclusions & Extras

- Stainless steel Kitchenaid fridge, stove & built-in dishwasher
- Range hood
- Basement kitchen fridge, stove, built-in dishwasher & built-in microwave/rangehood
- Basement freezer

- Washer & dryer
- Smart Ecobee thermostat
- Central air
- All existing window coverings, California shutters and electric light fixtures
- Gas furnace (rental)
- Hot water tank (rental)



Lot Size: 50.22 x 126.78 Feet | Taxes: \$7,310.90 (2025)

Possession: 90 Days