

# ***FEATURES & INCLUSIONS***

## ***Features:***

- All brick bungalow
- Approximately 1,557 sq ft on main level PLUS finished lower level
- Attached 2 car garage with new garage door, electric garage door opener + remote (2025)
- 3 + 1 bedrooms
- 3 bathrooms
- Open concept sitting & dining room
- Open concept kitchen & living room
- Kitchen with quartz counters, centre island, breakfast bar, coffee bar & patio doors
- Coffee bar with open shelving
- Living room with wood fireplace (WETT certified)
- Deck to be built off kitchen (by contractor)
- Primary bedroom with 3 piece ensuite & walk-in closet
- Main level front closet wired for additional laundry
- Finished lower level with separate entrances, above-grade windows, kitchen, living, dining, bedroom, office & 3 piece bathroom
- New central air conditioner (2025)
- New appliances
- New flooring
- New light fixtures
- New walkway
- Hot water tank (rental - Enercare - \$31.69/mth)
- Water softener (rental - \$24.95/mth)
- New concrete stairs (2024)
- New retaining wall (2025)
- New windows (2025)
- New interior & exterior doors (2025)
- 2 cold cellars

## ***Inclusions:***

*fridge x2, gas stove, stove, dishwasher x2, otr microwave, washer, dryer, all existing electrical light fixtures, central air conditioner*

## ***Exclusions:***

*curtains in primary bedroom*

