

FEATURES & INCLUSIONS

Features:

- 2.72 acres
- Stone bungalow
- Stamped concrete front porch
- Approx. 1,693 sq.ft. on main level + fully finished lower level
- Attached 2 car garage with 2 garage door openers, man door to backyard & access to home
- Heated detached 2 car garage with garage door openers
- 3 + 2 bedrooms
- 4 bathrooms
- Open concept main level with hardwood flooring, vaulted ceiling & pot lights
- Kitchen with centre island, breakfast bar, pendant lighting & tile backsplash
- Dining room with patio doors
- Living room with gas fireplace & picture window
- Main floor laundry room & 2 piece powder room
- Primary bedroom with walk-in closet & 4 piece ensuite
- Fully finished lower level rec room with 7' ceiling, above-grade windows, pot lights, wired for surround sound & 3 piece bathroom
- Lower level bedrooms with walk-in closets
- Storage room
- Water softener (owned)
- Hot water tank (owned)
- Vanee
- 2 sheds with electrical, one with ramp for tractor
- Eaves with pot lights
- Mature trees
- Perennial gardens

Inclusions:

fridge, stove, dishwasher, over-the-range microwave, washer, dryer, all existing electrical light fixtures, all window coverings, shelves in lower level bedroom, tv wall mounts x3, bar stools, water softener, vanee, electric garage door openers & remote(s), sheds x2

Exclusions:

tv wall mount in detached garage

