

**Features:**

- Two storey
- Approximately 1,929 sq ft PLUS finished lower level
- Attached 2 car garage with electric garage door opener
- 3 bedrooms
- 3 bathrooms
- Open concept kitchen, breakfast & family room
- Eat-in kitchen with duroceramic flooring
- Breakfast area with walk-out to back deck
- Open concept living & dining rooms with hardwood flooring
- Family room with gas fireplace
- Primary bedroom with 4 piece ensuite
- Main level laundry
- Finished lower level with rec room, workshop & cold cellar
- Water softener (owned)
- Gas hot water tank (rental-Enercare - \$26.54+tax/mth)
- Insulation R50 (2009)
- Furnace, humidifier (2009)
- Central air conditioner (2022)
- 2 bathrooms updated (2024)
- Kitchen appliances (2024)
- Roof (2018)
- Seamless eaves (2018)
- Windows (2019)
- Front doors (2009)
- Garage door (2007)
- Garage floor (2022)
- Driveway (2023)
- Sump pump (2024)

**Inclusions:**

fridge, stove, dishwasher, otr microwave, washer, dryer, all window coverings, all existing electrical light fixtures, water softener, central air conditioner, electric garage door opener & remote(s)

**Exclusions:**

electric fireplace in basement

**Taxes:**

\$7,034.29

**Schools:**

Credit Meadows ES, Orangeville District SS,  
St. Andrew CS, Robert F. Hall Catholic SS

**Mike & Sheila Mullin**

Brokers

**Shane Mullin \***

**Molly Mullin \***

\*Realtors®

**Ashley Resendes**

Marketing Coordinator

**Sherri-Lyn Ferguson**

Office Administrator

**Dyson & Tazzy**

Furry Friends

