

Features:

- All brick bungalow
- Approximately 1,265 sq ft on main level PLUS finished lower level
- Attached single car garage with electric garage door opener & access to the home
- 2+1 bedrooms
- 3 bathrooms
- Open concept kitchen, dining & living rooms with hardwood flooring
- Freshly painted main level
- Kitchen with pot lights, granite counter tops & pantry
- Living room with gas fireplace & walk-out to covered back deck
- Main level laundry
- Primary bedroom with 3 piece ensuite & walk-in closet
- Fully finished lower level with above-grade windows & in-floor heating
- Storage under stairs
- Central vac
- Hot water tank (rental - Vista - \$56.43/mth)
- Maintenance fees - \$345.10/mth
- Central air conditioner
- HRV
- Covered back deck with gas bbq hook-up
- Perennial gardens

Inclusions: ALL CHATTELS ARE IN 'AS IN' CONDITION

fridge, stove, dishwasher, washer, dryer, all window coverings, all existing electrical light fixtures, central vac, central air conditioner, chair lift, ramps in garage & basement, gas bbq, electric garage door opener & related remote(s)

Taxes:

\$3,565.62

Schools:

Victoria Cross PS, Wellington Heights SS,
St. Mary CS, St. James CHS

Mike & Sheila Mullin

Brokers

Shane Mullin *

Molly Mullin *

*Realtors®

Ashley Resendes

Marketing Coordinator

Sherri-Lyn Ferguson

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Dyson & Tazzy

Furry Friends

