

FEATURES & INCLUSIONS

Features:

- Legal, 2 storey duplex with covered front porch
- Corner lot
- Approximately 2,214 sq ft PLUS finished lower level
- Detached 2 car garage
- 4+1 bedrooms
- 4 bathrooms
- Eat-in kitchen with quartz countertops & centre island with breakfast bar & pendant lighting
- Engineered hardwood flooring throughout main & upper level
- Open concept sitting, dining & living rooms with pot lights
- Sitting room with large picture window
- Dining room with electric fireplace, dry bar with bar fridge & floating shelves with built-in lighting
- Living room with walk-out to back yard
- Upper level laundry
- Primary bedroom with 5 piece ensuite & 2 walk-in closets
- Ensuite with double vanity, porcelain tile floor, soaker tub, heated floors, walk-in shower with custom illuminated niche, rain shower head & body jets
- Finished lower level legal basement apartment with separate entrance
- Lower level apartment with kitchen, living room, 1 bedroom, 4 piece bathroom with stackable laundry
- Bedroom with egress window & 2 closets
- Paved driveway (2025)
- New sod (2025)

Inclusions:

fridge x2, stove, dishwasher x2, cooktop, wall oven, wall microwave, bar fridge in dining room, washer, dryer, stackable washer/dryer, all existing electrical light fixtures

Exclusions:

window coverings

