

Features:

- 4 level backsplitted
- 4 car parking in driveway
- Attached single car garage with electric garage door opener & access to home
- 4+1 bedrooms
- 2 bathrooms
- Living room with picture window
- Open concept kitchen & dining room
- Kitchen with newer sink, backsplash & quartz counter (2023)
- Dining room with walk-out to side yard
- Family room with gas fireplace, bonus home office & patio doors
- Lower level with additional bedroom & new flooring (2022)
- Updated 4 piece bathroom on upper level (2023)
- Broadloom in upper level (2020)
- Fully fenced backyard with large deck
- 24' above ground heated pool with swim-up bar with exterior deck lighting (2021)
- Central air conditioner
- Garage door (2021)
- Water softener, filter, resin tank (2025)
- Roof (2014)
- Triple pane energy efficient windows (2024)
- New front entry door (2024)
- Custom sliding doors with blinds between the glass (2024)
- Blown insulation in upper and lower attics (2023)
- Double wide driveway (2022)
- Front poured cement patio with glass railings (2022)
- Gemstone Exterior Lighting kit with programmable colours (2024)
- Four new exterior lights - 2 with motion detectors (2025)
- Two-tier deck with covered wood & shingled swim-up bar (2021)
- New pool heater, sand filter comes with new summer solar & winter covers (2025)
- New reel attachment to assist in removing summer solar cover
- Hot water tank (rental - Enercare- \$39.45/month)
- Furnace (rental - Enercare - \$82.83/month)

Inclusions:

fridge with water & ice (2025), stove (2021), microwave (2021), dishwasher (2021), washer, dryer, kitchen pantry x 4 units, all existing electrical light fixtures, central air conditioner, water softener, pool & pool equipment, patio set with 6 chairs, electric garage door opener & remote

Exclusions:

all white curtains

Taxes:

\$5,975.36

Schools:

Spencer Avenue ES, Westside SS, St. John 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

