

Property Features

- Detached brick 2-storey home with attached garage & access to the home
- Approximately 1,470 sq.ft plus finished lower level
- 3 bedrooms
- 2 bathrooms
- Covered front deck
- Tiled entry way with a double closet
- Open concept living and dining area with hardwood flooring & a large picture window
- Eat-in kitchen (updated 2020) with two-tone cabinetry, a built-in breakfast area, double sink, stainless steel appliances, window overlooking the yard & walkout to the deck
- Upper level bedrooms with lots of storage
- Primary bedroom with vaulted ceiling, ceiling fan, large walk-in closet with built-in shelving & large window
- Upper level 4-piece bathroom
- Lower level laundry with laundry sink (washer & dryer - July 2021)
- Finished lower level rec room with laminate flooring & large storage area
- Fully fenced yard with large wrap-around deck (July 2021)
- Garden shed with platform (August 2020)
- Pergola (as is)
- Central vac (April 2023)
- Water softener (2021)
- Furnace (July 2020)
- Hot water tank (rental - Reliance \$44.80/month - July 2020)
- Perennial gardens

Inclusions

fridge (2024), stove, hood fan (2024), dishwasher (2024), washer & dryer (2021), all existing electrical light fixtures, all window coverings, Wallethe cabinet & mirror in powder room, water softener, central air conditioner, central vac & related accessories, edgo + remote(s), tv bracket in basement & primary bedroom, pergola (as is)

Exclusions

microwave, fridge in garage, chest freezer, mirror on back of door in walk-in closet, mirrors & wall shelving in all bedrooms, black floating shelf in lower level, tv's

Property Details

<i>Basics (Approx.)</i>	
Built	2003
Lot Size	40.03 x 85.3
Square Footage	1,470 sq ft. plus finished lower level
Survey Available	Yes

<i>Tax & Utilities</i>	
Property Tax	\$6,295.61 (2026)
Hydro	\$3172/year
Gas	\$843/year
Water	Municipal

<i>Mechanics</i>	<i>Y/N</i>	<i>Age (Approx.)</i>	<i>Own/Rent/Notes</i>
Furnace	Yes	July 2020	Owned
CAC	Yes	-	Owned
HWT	Yes	July 2020	Rental, Reliance \$44.80/month
Water Softener	Yes	Approx. 2021	Owned
CVAC	Yes	Apr 2023	Owned - OVO power head included

<i>Area</i>	<i>Details</i>	<i>Age (Approx.)</i>
Exterior	Roof replaced Windows replaced Front door replaced Porch posts replaced	May 2020 Mar. 2023 Apr. 2023 Aug. 2023
Kitchen	Cabinetry painted; added pantry/fridge storage; countertops, sink & faucet replaced	Summer 2020
Breakfast Nook	Custom built in breakfast nook	Summer 2020
Basement	Finished basement renovation	Jul 2020
Laundry	Washer & dryer replaced	July 2021
Appliances	Fridge, dishwasher & hood fan replaced	Dec. 2024