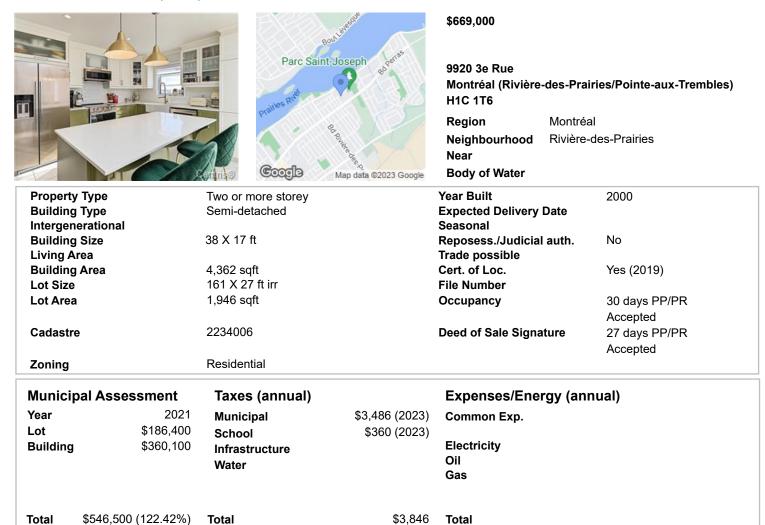
Centris No. 24007283 (Active)



Room(s) and Additional Space(s)

No. of Rooms	12 No. of Be	drooms (above groun	id + basement) 4+0	No. of Bathrooms and Powder Rooms	2+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.3 X 14.7 ft	Wood		
GF	Kitchen	13.1 X 11 ft	Ceramic		
GF	Dining room	12.11 X 12.11 ft	Ceramic		
GF	Powder room	4.11 X 7.8 ft	Ceramic	Laundry Room	
2	Bedroom	15.8 X 14.11 ft	Parquetry		
2	Bedroom	13.2 X 10.7 ft	Parquetry		
2	Bedroom	9.10 X 13.3 ft	Parquetry		
2	Bathroom	9.3 X 8.9 ft	Ceramic		
3	Primary bedroom	18.9 X 13.3 ft irr	Wood		
3	Powder room	5.1 X 4.8 ft	Ceramic	ensuite	
3	Walk-in closet	18.9 X 13.3 ft	Wood		
BA1	Playroom	18 X 14.5 ft	Concrete		
BA1	Bathroom	9.4 X 5 ft	Ceramic		
Additional Space			Size		
Garage			20.5 X 14.5 ft		
Features					
Sewage System Municipality			Rented Equip. (monthly)		
Water Supply	Water Supply Municipality		Renovations		

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Foundation		Pool	Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding	Aluminum, Brick	Driveway	Asphalt
Windows	PVC	Garage	Attached, Heated, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove	,	Proximity	Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive	
		Features	
Equipment/Services	Wall-mounted air conditioning, Air exchange system, Central vacuum cleaner system installation, Alarm system	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Central vaccuum. All the other light fixtures except those marked in exclusions. The window coverings - Roll up blinds and all curtains except for in the living room and mezzanine.

Exclusions

Entrance light and dining room light. Front door lock and car tempo. All appliances and furniture. Curtains in living room and mezzanine.

Addendum

Nestled in a peaceful neighbourhood, the home offers easy access to all the essentials, including supermarkets, pharmacies, public transit, bike paths, schools, and parks. Don't miss out on the opportunity to call this stunning property home!

Many renovations: -Kitchen fully renovated in 2019 -Mezzanine turned into primary bedroom with walk-in closet and ensuite powder room in 2021 -Bathrooms redone, floors changed/revarnished in 2019 -added a bathroom in the basement 2022 -Pavé-uni in backyard done in 2022 -Cabanon installed in 2022 **bathroom to be completed ** -all plumbing completed-toilet installed -ceramic completed in bathroom **basement to be completed** -all gypse installed Sale with legal warranty Yes SD-15476 Seller's Declaration Source ROYAL LEPAGE URBAIN, Real Estate Agency This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or

promises.