



List Price:	\$349,900	Year Built:	2007
Bed Rooms:	4	Floor Area (Above Grd):	2189 SqFt
Bathrooms:	3.5	Basement Area:	1098 SqFt, Finished
Style:	2-Storey	Lot Size:	42.13 x 110.5 SqFt
Water:	Municipal	Garage Stalls:	2
Sewer:	Municipal	Close Date:	June 22 (Negotiable)
Water Heater:	Owned	Side of Road:	West
Type:	Residential	Property Tax (2014)	\$4110.23

Specifications:

<u>Room</u>	<u>Level</u>	<u>Size</u>	<u>Room</u>	<u>Level</u>	<u>Size</u>
Family Room:	Main Floor	12.58' x 14.0'	Bathroom (#1):	Main Floor	5.08' x 5.08'
Living Room:	Main Floor	11.5' x 19.67'	Bathroom (#2):	2nd Floor (private)	15.16' x 8.41'
Master Bedroom (#1):	2nd Floor	11.5' x 18.0'	Bathroom (#3):	2nd Floor	7.75' x 8.08'
Bedroom (#2):	2nd Floor	13.75' x 13.33'	Bathroom (#4):	Basement	7.66' x 4.91'
Bedroom (#3):	2nd Floor	10.75' x 12.33'	Dining Room	Main Floor	11.0' x 11.0'
Bedroom (#4):	2nd Floor	11.42' x 9.67'			

Flooring: **Hardwood, Polished Marble**
 Heating: **Central, Forced Air, Energy Efficient**
 Heat Fuel: **Natural Gas**
 AC: **Central**
 Garage: **Attached, Inside Entry, Double Doors**
 Appliances: **Dishwasher, Stove, 2 Fridges, Washer/Dryer**



Description:

- * This house is located just beside Stoney Creek P.S. It is also close to other amenities such as YMCA, public library, Sobeys, Home Depot, and play grounds/parks.
- * Solid hardwood or marble flooring throughout the main and second floors. 4 bedrooms are spacious. There is a nice dinning room. The master bedroom has a nice walk-in closet and a large private bathroom with a Jacuzzi whirlpool tub.
- * Fully finished basement has a large family room, big office room, small den, a full bathroom, and cold room.
- * Open house is 2- 4pm every Sunday.

