

Room Sizes

Main Floor

Living Room:	18'00" x 13'08"
Dining Room:	11'06" x 11'04"
Eat-In Kitchen:	18'00" x 09'00"
Laundry:	off the kitchen

Second Level

Master Bedroom:	15'09" x 13'01"
Ensuite Bathroom:	3-piece
Bedroom 2:	14'10" x 08'10"
Bedroom 3:	11'04" x 08'10"
Family Bathroom:	4-piece

Walk-Out Lower Level

Family Room:	12'09" x 11'02"
Powder Room:	2-piece

Parking

Attached garage with inside access
Extra long driveway

General Information

Bedrooms:	3
Bathrooms:	3
Year Built:	1985 aprox.
Taxes:	\$3,197 in 2016
Condo Fees:	\$175.00 / month (includes water, building insurance, caretaker, snow removal on the private street)
Heating:	Forced Air / Nat Gas Central Air Conditioning

Inclusions: Refrigerator, Stove, Dishwasher,
Hood Fan, Window Coverings, Garage Door
Opener, Storage Shed

Recent Improvements:

- 2009:** Engineered Hardwood Flooring, Berber
Carpeting, Ceramic, Laminate Flooring
- 2010:** Roof re-shingled, Insulated Garage Door
- 2014:** Bathrooms renovated, New epoxy coated
garage floor
- 2015:** New Stainless Appliances, Garden Shed
- 2016:** New Central Air Conditioner

- This renovated bright and spacious townhome backs onto the Sawmill Creek Conservation Area. With no rear neighbours, you can easily access the wooded walking trails directly from your fenced backyard. Fantastic location is adjacent to a large park, with easy access to public transportation, the airport, and all the amenities of the Bank & Hunt Club area. It is a short walk to shopping, restaurants, services, and even a movie theatre.
- Fabulous open concept main floor features engineered hardwood flooring in the living room, complete with a 12 ft cathedral ceiling and wood burning fireplace, a loft dining room overlooking the living room, an updated kitchen with newer stainless steel appliances and large breakfast nook. Enjoy the "back to nature" feeling from the sunny balcony off the living room.
- Upstairs you will find a spacious master bedroom, complete with a 3-piece ensuite bathroom, and a wall of closets. There are 2 additional generous sized bedrooms, and a large tastefully updated 4-piece bathroom.
- The walk-out lower level includes a cozy family room, and a renovated 2-piece powder room. In the fenced private backyard there is a patio, storage shed, large trees, and a gate to access the walking trails along Sawmill Creek.
- Just move in and enjoy this immaculate home.