

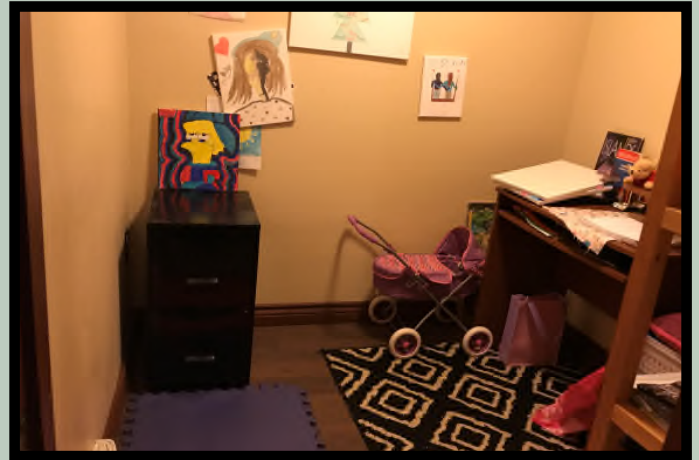
Country Living Without Isolation



Features of This Home

- Attractive home on a fenced acre in nice neighbourhood—Space without isolation
- Backyard has tons of space for children to play, with a playset attached to playhouse; Playhouse has a double floor, heated, & windows at top for ventilation
- Entertainment sized deck has artistic touches—maybe add clematis vines in the summer
- Stunning white designer kitchen has glass inserts in cupboards & pull-out drawers
- Lots of counter space & cupboards here, with a pass-thru to the dining room
- Centre hall plan has dining room with large picture window & ceramic tile floor
- Living room on other side of foyer has hardwood floor, electric fireplace with mantle & crown moulding; well lit with a walk-out through garden doors to deck
- Main floor powder room combined with laundry for convenient all on one floor utility
- Mudroom has access to yard & also to garage; Mudroom does occupy half of the garage space, but still allows parking for one car
- Upstairs, three bedrooms with hardwood floors; two with crown moulding & a family bathroom
- Family room in lower level has built-in wall-to-wall entertainment unit & wood stove
- Cute finished area for playroom or small office here too

224220 Southgate 22

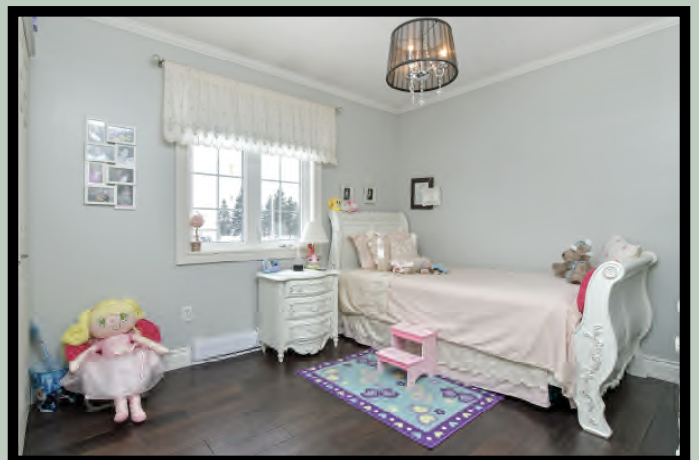
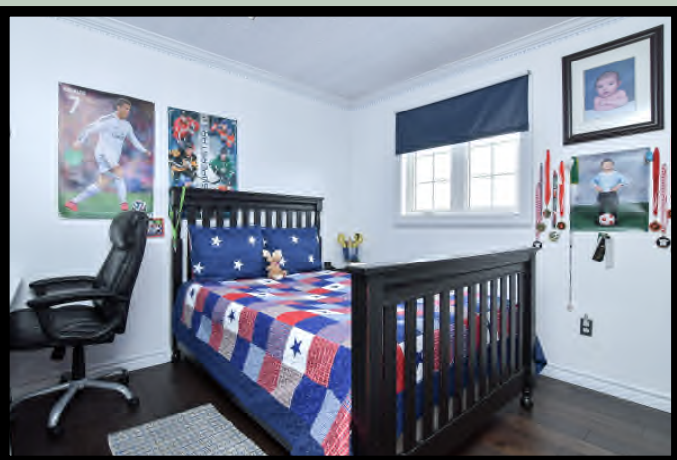


Lower Level

Family room with wainscoting, wood stove & built-in entertainment unit for the TV & media equipment, along with drawers, cupboards & shelves. Cute finished area for playroom or small office. Large utility room could accommodate furnace and/or washrm.

Upper Level

3 bedrooms on second floor. Upper level has engineered hardwood throughout. Two bedrooms feature crown moulding. Double linen or storage closet. Family bathroom with jet bathtub, toilet, shower & vanity with solid surface counter & inset sink.



Property Utilities

Lot Size: 1 Acre (132' X 330)

2020 Property Taxes: \$2,751.95

Heating: Electric Baseboard, along with Wood Stove & Electric Fireplace in LR

Heating: Electric + 2 bush cords wood a year (about \$600)

Drinking Water: Drilled Well

Sewage: Septic System. Pumped: Feb 2021

Attached Garage: Holds 1 car if present mud room is retained

Include: Fridge, Stove, Built in Dishwasher, Microwave Oven, Washer & Dryer, Light Fixtures, All Window Coverings, Electric Hot Water Heater, Electric Fireplace, Wood Stove, Bathroom Mirrors, Garden Shed, Playset & Playhouse in Yard. Water Softener is not working.

Exclude: Curtains & Rod in Girl's Bedroom



NOTE

