

Set on Cul-de-Sac with Fairgrounds Behind



Features of This Home

- Attractive home with a fenced yard in sought-after neighbourhood
- Huge backyard, backing onto the Fairgrounds providing green space behind
- Stunning, open concept design. Beautifully renovated
- Main floor family room with gas fireplace—This could be a main floor bedroom if ever needed
- Living room with gas fireplace & bay window
- Dining Room walks out to deck. 2nd exit to yard from hallway near family room
- Sleek white kitchen & bathrooms
- Plenty of space for the family with 3 bedrooms upstairs and 2.5 bathrooms. Upper level bathroom has a heated floor
- Lower Level completely finished with L-shaped recreation room & bathroom with tub & shower. Adding a wall would enclose an area suitable for a 4th bedroom. A closet is already present
- Back exterior wall was torn down to the studs, reinsulated, and new vinyl siding was installed over the total exterior of the home
- Long double driveway provides space to park an RV or camper
- Why buy new? Here is an updated home with extra large yard for all your family activities and entertaining



Sharon Grant

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ROYAL LEPAGE
RCR Realty, Brokerage
Independently Owned & Operated

Property Utilities

Lot Size: Pie shaped (Approx. 45 x 143 x 80 x 39 x 112 feet)

2022 Property Taxes: \$4047.49

HVAC: Forced Air Gas. One upper level bedroom with no heat register but electric fireplace in adjacent hall. Central air conditioning

Include: Fridge, Stove, Built in Dishwasher, Microwave Oven, Washer & Dryer, Light Fixtures, Window Blinds, 2 gas fireplaces.

Hot water heater is a rental

3 Bedrooms (possible 4th in lower level)

2.5 bathrooms

Main Floor Family Room

Finished Basement

Close to park. Walking distance to Glenbrook School & Centre Dufferin District High School

SCHOOLS:

Public Schools:

Glenbrook Elementary School (JK to 8)

Centre Dufferin District High School (9 to 12)

Catholic Schools:

St Benedict Catholic School (Orangeville) (JK to 8)

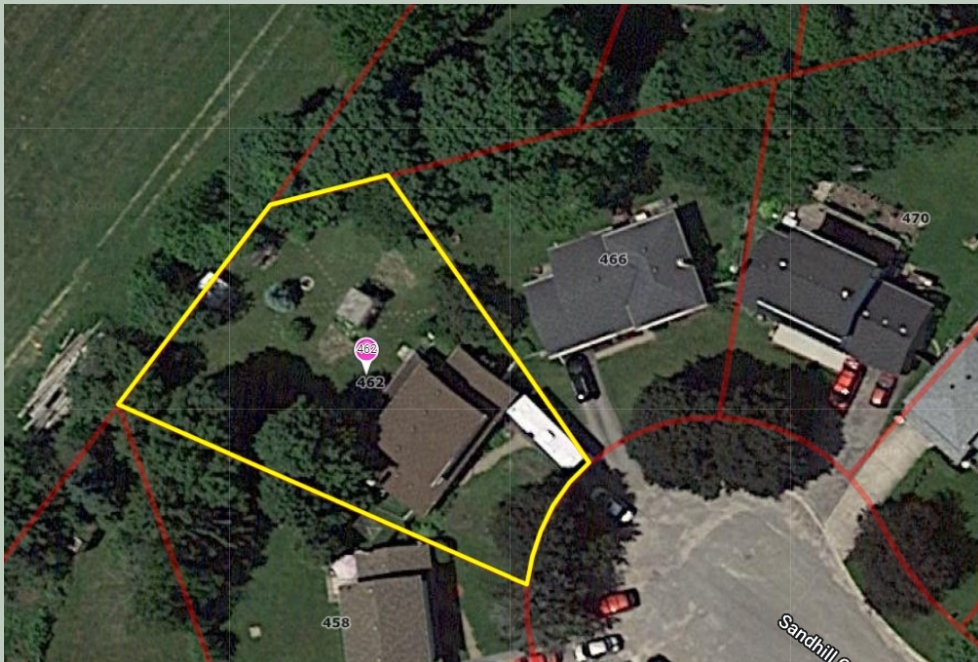
Robert F Hall SS (Caledon) (9 to 12)

French Schools:

École élémentaire des Quatre-Rivières (Orangeville) (JK to 8)

French Immersion:

Centennial Hylands (JK to 8)



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