



FEATURES OF THIS STUNNING COUNTRY HOME:

- If you're searching for a private country retreat with space, functionality, and easy access to amenities, this exceptional property checks every box.
- Set on a beautiful 3.478 acre treed park-like lot, this brick bungalow, built in 2004 by Ostojic Homes, offers comfort and versatility and In-Law Suite potential.
- MAIN LIVING AREA: Step into the guest-friendly Foyer that opens into a bright open-concept living space featuring a Livingroom with a cozy gas Fireplace, a stylish Kitchen with a centre island with breakfast bar, and pantry and a Formal Diningroom with patio doors leading to the rear Sundeck with Gazebo
- BEDROOMS: down the hall are 3 spacious bedrooms - the Primary includes a walk-in closet and 3 pc Ensuite Bath, plus a convenient 4 pc main Bath.
- GARAGE: Attached 2-car Garage with auto door openers, inside entry to a large Mudroom with Laundry, and an additional 2 pc Bath for everyday convenience.
 - IN-LAW SUITE POTENTIAL: The fully finished lower level offers excellent flexibility with a large Familyroom with another cozy gas Fireplace, Dining area and full Kitchen plus 2 additional rooms - both with walk-in closets plus a central 4 pc Bath.
- OUTDOORS: Enjoy the serenity of your private backyard with a Sundeck with Gazebo, Mature trees creating a secluded, park-like setting backing onto a scenic ravine managed by Catfish Creek Conservation.
- SHOP: A true standout, this massive 61' x 47' Shop - ideal for the Hobbyists, Mechanics or Home Based Businesses, includes a 20' x 21' office area with mezzanine storage above, Automotive hoist (black), two 12' x 14' rollup overhead doors and a gas Furnace is included - ready for installation.
- RECENT UPDATES: Furnace 2020, Central air/heat pump 2024, Shop roof 2023, ECO septic system pumped 2024, Sump pump 2024, Sewage pump 2026..

MAIN FLOOR

LIVINGROOM - 19' 11 x 16' 3	DININGROOM - 11' 8 x 9' 5	KITCHEN - 18' 7 x 15' 1
PRIMARY BEDROOM - 15 x 12' 10	BEDROOM 2 - 14' x 10' 8	BEDROOM 3 - 13' x 10' 10
FOYER - 7' 4 x 7' 1	LAUNDRY / MUDROOM - 11' 7 x 8' 2	ENSUITE BATH - 3 PIECE
MAIN BATH - 4 PIECE	BATH - 2 PIECE	

BASEMENT

LIVINGROOM - 22' 3 x 18' 9	KITCHEN - 14' 11 x 9' 11	DININGROOM - 10' 8 x 7' 4
OFFICE - 12' 1 x 11' 7	DEN - 12' x 11' 7	UTILITY ROOM - 9' 11 x 9' 6
CRAFT ROOM - 14' 11 x 8' 2	BATH - 4 PIECE	

TAXES - \$7,174 for 2025

LOT SIZE - 120.25' x 751.86' IRREGULAR

For more information on this lovely home please call **EARL TAYLOR** direct at **519-670-9223** today

Visit my website at **www.HeyEarl.ca** or email me at **earl-taylor@coldwellbanker.ca**

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