



GROUND FLOOR

- Enclosed porch/mud room
- Living room with a wood burning fireplace, hardwood floors and crown moulding*
- Family room with a door to the backyard
- Dining room with wainscoting and crown moulding
- Den with sliding glass doors to the backyard
- Three-piece washroom

**the wood burning fireplace has not been used in a couple of years but was regularly before that. The current condition is unknown, but reason to believe it's functional. WETT certification recommended.*

KITCHEN

- Hardwood floors
- Tiled backsplash
- Raised panel cabinetry
 - Tall uppers with crown moulding and lower valence
 - Upper display cabinets with glass inserts and lower plate storage
 - Microwave shelf
 - Fridge gable with extended upper cabinets
- Peninsula with flush breakfast bar
- Appliances:
 - KitchenAid® electric range
 - KitchenAid® built-in dishwasher (2022)
 - Fisher & Paykel refrigerator (2022)
 - Kenmore® electric range

SECOND FLOOR

- Four bedrooms | One full bathroom
- Wood floors through most of the upper level
- Back bedroom with a door to the Juliet balcony
- Renovated four-piece washroom
 - Soaker tub and glass enclosure, adjustable shower head
 - 24-inch x 24-inch tiled floor
 - 12-inch x 24-inch tiled tub surround and walls
 - Recessed lighting

BASEMENT

- Unfinished
- Lennox® furnace
- Maytag® refrigerator (2020)
- Laundry with included Maytag® washer and dryer (2020)

OUTSIDE

- Stucco Exterior
- Large paved driveway
- Stone walkway, steps, and garden retaining wall
- Extensive perennial gardens with a pond
- 16 x 32 x 8-foot inground pool including pool equipment and a safety cover that was purchased new in 2021
- RainBird® inground lawn and garden irrigation system (the controls can be found in the pool house)
- Pool house with double doors, electrical, and a back room with the pool equipment

MISCELLANEOUS

- Septic tank (2012)
- Drilled well (estimated depth: 60 feet)
- Lennox® two-ton air conditioner (2015)

what's included