



OUTSIDE

- Brick and vinyl-sided exterior with aluminum soffit, fascia, eavestroughs and downspouts
- Covered concrete front porch with a black door flanked by two full-height frosted sidelights
- Attached single-car garage with drywalled and painted walls and built-in wall shelving
- Garage door with a four-lite window transom and a Craftsman® ½-HP automatic opener
- Asphalt driveway with parking for a second vehicle
- Fully fenced rear yard with wood privacy fencing on all three sides
- Interlocking-brick patio spanning the entire backyard – no grass to cut
- Two separate walk-outs to the backyard from the lower level, plus direct garage access
- Vinyl, double-glazed windows throughout
- Gable roof with asphalt shingles, aluminum flashing, and roof and soffit venting

MAIN LEVEL

- Oak strip hardwood flooring across the entire main floor, including the kitchen
- Living room, 10'5" × 13'3", with a large window, zebra-style roller blind and drapery
- Arched pass-through niche with a painted sill overlooking the oak staircase
- Dining room, 10'6" × 8'5", with a flush-mount ceiling fixture
- Separate family room, 10'4" × 12'8" – a true second living space
- Breakfast area, 7'1" × 8', open to the kitchen
- Two-piece powder room with an espresso vanity, integrated rectangular sink with an extended counter ledge, chrome two-handle faucet, full-width mirror and hardwood floor

KITCHEN

- Open to the breakfast area and family room
- Maple cabinetry with brushed nickel hardware
- Open corner display shelving at the end of the upper run
- Fridge gable with an extended upper cabinet above
- Laminate counters with a rolled edge and matching backsplash lip
- Breakfast-bar peninsula with an oak edge detail, open to the living space
- Double-basin stainless steel sink with a single-lever gooseneck faucet and pull-down rinse head
- Vented, two-speed range hood with integrated task light
- LG® top-freezer refrigerator
- Frigidaire® electric range with self-clean oven and storage drawer | 2019
- GE® built-in dishwasher with hidden top controls, AutoSense, Boost Sanitize and delay start | 2021
- Flush-mount LED ceiling light

THIRD FLOOR

- Three bedrooms and two full bathrooms
- Carpeted staircase with turned oak spindles, oak handrail and newel post
- Stairwell window plus a two-storey open-to-below landing with a five-arm chandelier
- Broadloom throughout the hallway and all three bedrooms
- Hall linen and storage closet
- Desk niche
- Primary bedroom, with roller shades and drapery, and a flush LED ceiling fixture
 - Walk-in closet with a built-in organizer
 - double-hang rods, a shelf tower, shoe shelving and overhead storage
 - Four-piece ensuite, with a full-height ceramic tile surround, bathtub, dual showerheads, single-lever pressure-balance valve, white vanity with a brushed-nickel faucet and a full-width mirror
- Second bedroom, 8' × 12'6" with closet & window
- Third bedroom, 9' × 9', with closet and window
- Main four-piece bath, 5'4" × 7'8", with a ceramic tile floor, tiled tub and shower surround, maple vanity with laminate counter, brushed nickel faucet, full-width mirror and an extension shaving mirror
- Third-floor laundry closet with bi-fold doors, ceramic tile floor, wire and solid shelving above, and Moffat® top-load washer and matching dryer | 2021

LOWER LEVEL

- Ground-level walk-out with sliding glass doors opening onto the interlocking patio
- Recreation room, 10' × 17'1", with broadloom, drapery and a full wall of natural light
- Broadloom hallway with a double sliding-door closet
- Walk-in under-stair storage room
- Utility room, 6'11" × 17'2", with vinyl tile floor, laundry tub, floor drain and its own exterior door to the rear yard
- Interior access to the garage through a keypad-deadbolt entry door

LOWER LEVEL

- 100-amp breaker panel
- KeepRite® high-efficiency, sealed-combustion natural gas furnace | 2026
- GeneralAire® whole-home bypass humidifier with wall-mounted humidistat
- Central air conditioning | 2023 – RunTru®, 2.5-ton system, compressor located in the rear yard
- The Water Store® metered water softener with brine tank | 2021
- Rheem® 50-gallon natural gas water heater | 2023 – rented from Reliance Home Comfort® at \$43.03 per month
- Roof shingles | 2016
- Laundry supply valves and cartridges replaced | 2025