

District:	RM of Rockwood	MLS:	1715194
Legal:	Lot 1, Plan 19574	Bedrooms:	4
Zoning:	Residential	2016 Taxes:	\$4,206.98
Occupancy:	Owner	Year Built:	2006

Style:	Bungalow	PRICE:	\$475,000
Lot:	104'x210' (.5 acre)	Landscaped:	Professionally
Front Exposure:	West	Fenced:	No
Size:	1560 sq.ft.	Exterior:	Stucco, stone
(Lower):	Fully finished	Flooring:	Hrdwd, tile, laminate
Heating:	F/A	Heating Fuel:	Electric, natural gas
Possession Date:	TBD		

Main Level:

Entrance Area:	9.17' x 7.83'	Living/Dining Area:	26.0' x 15.75'
Kitchen:	13.42' x 13.17'	Sunroom:	9.42' x 9.08'
Mn Flr Laundry:	9.17' x 8.0'	Master Bedroom:	16.58' x 10.92'
Bedroom 2:	11.33' x 9.67'	Bedroom 3:	11.58' x 10.0'
4-pce Bth:	9.50' x 6.17'	3-pce Ensuite:	7.25' x 6.83'

Basement:

Rec Room:	36.17' x 15.08'	Utility Rm:	18.67' x 8.50'
Bedroom:	12.75' x 12.42'	Workshop:	11.83' x 11.0'
Utility Room:	18.67' x 8.50'	Cold Room:	8.75' x 7.25'

Parking: AT/3	36'x26' w/2x6 construc, insul, auto openers, workshop area
Included in Price:	

Fridge, stove, washer, dryer, wall mounts, blinds, garage door openers, reverse osmosis drinking water system, central air, sump pump, water softener

Remarks:

The EPITOME of perfection! #1 LOCATION: just mins outside Wpg. #2 QUALITY CONSTRUCTION: 2006 ~piled #3 RICHLY APPT w/FEATS where there has been THOUGHT BEHIND EVERY DETAIL. Outstanding 1560sq.ft. bng with an IDENTITY OF ITS OWN. The spacious entryway opens to a 'WOW FACTOR' lvngrm/dnrm combo. Paved in SOLID MAPLE HRDWDS & sunlit w/4 incredible EAST WDWS w/transoms that is open to the kitchen. The REFRESHING ambience dotted w/ACCENT LIGHTING exudes a "FEEL GOOD" atmosphere. A beautiful center island GOURMET KIT feats granite, professional appls & patio drs. to the 3-season sunrm & private patio area where HAPPY HOUR begins. Three GENEROUS brs mn flr incl east mstrbrdm w/3-pce ENSUITE, WICC & ambient lighting. Main 4-pce bth is paved in ITALIAN PORCELAIN TILE. Exceptional RECRM area w/4th br convenient to 3-pce BTH & POTENTIAL for 5th br. Other amenities incl: MN FLR LAUNDRY, 954sf AT/3 w/2x6 construc/insul w/openers, professionally landscaped yard, C/A, HVAC, reverse osmosis system+++.

A RARE & SPECIAL OFFERING