

## WHAT WE LOVE ABOUT OUR HOME

- There is so much natural light in the front and back of the house especially in the back room on the main floor and the first bedroom above the garage.
- In addition to the built-in garage, there is a large drive that can easily fit 2 vehicles.
- The backyard is spacious enough to accommodate a swing, bbq, and patio furniture.
- The house is in a quiet and safe neighbourhood.
- It is walking distance to the school and playground.
- It is also close to major grocery stores, community centres, swimming pools, gym, and the highway.



## UPGRADES

- **2025:** New blinds on the front door, back door, and kitchen
- **2023:** Brand new furnace
- **2019:** New washing machine, new toilet in the primary washroom
- **2017:** New light fixtures on the main floor and in the primary bedroom
- **2010:** Half-concrete backyard

## INCLUSIONS

- All appliances
- Garage door opener
- Patio furniture, umbrella, and swing
- Outdoor barbeque grill
- Snowblower
- All gardening tools (electric lawnmower, electric trimmer, rake, metal shovels)

## RENTALS

- Water heater

Scan code below to view full listing details, virtual tour, neighbourhood stats, and professional photography.



### SCHOOLS

- 4 public schools
- 4 Catholic schools
- 8 have catchments
- 2 private school nearby



### PARKS & RECREATION

- 2 basketball courts
- 2 playgrounds
- Others within a 20-minute walk



### TRANSIT

- Street transit is less than a 2-minute walk away
- Rail transit stop is less than 8 km away

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