

## PROPERTY OVERVIEW

Detached  
Bungalow  
3 Bedrooms (2 currently combined)  
2 Washrooms  
Full Finished Basement  
Private Yard

Taxes: \$2022.54 2021  
Roll: 190110140004600  
PIN: 061580077  
Lot: 43.09' x 116.00'  
Built: 1961

## RECENT UPDATES

- Furnace A/C
- Replacement windows
- Replacement walk out
- Roof shingles
- Back yard deck

(Due to this being an Estate sale, exact dates are not provided)

## PROPERTY FEATURES

### EXTERIOR

- Newer AC
- All Brick
- 3 spots, 2 drive, 1 Built-In Garage
- Front porch
- New overhead door
- Interlock
- Front garden
- Separate entrance to single car garage
- Garage vaulted ceiling
- Power garage door opener
- Storage loft
- Block and brick veneer
- Side entrance with large valance
- Replacement windows throughout
- Backyard barn shed
- Backs onto schools fields
- Rear deck off of dining room
- Well manicured backyard, gardens

### INTERIOR

- 2.46m ceiling height of main floor
- 100amps
- Furnace august 2019 (pressure tested), Daikin
- Rental hot water tank
- Humidifier, not operational
- Programmable thermostat
- Smoke detectors

### Main Level

- Entrance vestibule
- 2.05m x 1.27m
- Entrance closet
- Hardwood front door
- Ceiling light fixture
- Vinyl flooring

## Living Room

- 4.82m x 3.63m
- Electric Fireplace (unfixed)
- Oak Hardwood flooring
- Large front bowed window
- Crown mouldings

## Dining

- 2.34m x 3.09m
- Oak hardwood flooring
- Chandelier
- Walk out to back deck
- 6 foot walk out patio sliding door
- Roman blind
- Crown mouldings

## Kitchen

- 4.3m x 2.63m
- Laminate flooring
- Eat in kitchen
- Chair rail
- Skylight
- Large Over counter window
- Mirrored backsplash
- Pot lights
- Dishwasher, electric range, vented microwave hood, double door fridge

Hallway, 2 ceiling light fixtures

Hallway storage closet  
0.8m x 0.83m

## Bedroom 1

- 3.14m x 2.95m
- Oak hardwood flooring
- Chair rail
- California shutters
- Ceiling light fixture
- Single closet

## Linen Closet

- Bathroom 1
- 2.62m x 2.05m
- 4 piece
- Skylight well over tub
- Ceramic flooring
- California shutters
- Large jacuzzi style tub with shower head
- Built in storage cabinets

## Bedroom 2

- 3.73m x 2.87m
- Oak hardwood flooring
- Closet
- Ceiling light fixture
- Double picture window
- Chair rail
- Walk into bedroom 3, double French bevelled glass doors

## Bedroom 3

- 3.14m x 3.94m
- Can be reopened to hallway
- Carpet, hardwood under
- Large window
- Chandelier, French rosette
- Double Closet with mirrored sliders
- Chair rail

## Lower Level

- 2.255m basement ceiling height
- Separate side entrance at grade
- Tartan carpeting
- Faux brick veneer
- Panelling
- Pantry closet
- Concrete floor

# 32 BIRCHARD STREET

## Bathroom

- 1.78m x 2.07m
- 3 piece, Stand up shower stall
- Drop ceiling
- Fluorescent light
- Cedar

## Bedroom

- 3.88m x 3.33m
- Window to cold cellar
- Chandelier
- Carpeting
- Closet

## Games

- 3.30m x 7.00m
- Built in wall unit
- 2 light fixtures
- Window
- Scottish barn motif

## Laundry/Utility

- 4.41m x 2.59m
- Unfinished
- Window
- Laundry double steal sink
- Washer/dryer
- Floor drain
- Mechanical

## Recreation

- 6.92m x 3.22m
- Broadloom
- Corner flagstone Fire place
- Flagstone bench
- Window
- 3 Ceiling light fixtures
- Double bifold doors
- Panelling
- Ceiling tile

## Storage Cellar

- 3.36m x 1.54m
- Concrete floors
- Ceiling light fixture
- Window