

28 POOLE CREEK

\$269,000

This charming 3+1 bedroom Hi-Ranch home with above-ground salt water pool occupies a large treed lot backing on the Poole Creek conservation land in the Fringewood neighbourhood. This fine home has been extensively upgraded and has a sparkling overall appearance. Improvements include hardwood and laminate flooring, carpet, colonial doors and trim, central air conditioner and new vinyl windows. A large attractive lower level family room features a wood stove, large den/bedroom, extra bedroom and bathroom. A huge fenced backyard backing on protected land insures privacy and has a large shed, a multi-tiered covered deck and 24 ft round, above-ground pool.

Note these important details:

- ◆ Spacious and bright foyer with arched window over front door, bench seat and hardwood flooring
- ◆ Large eat-in kitchen has ceramic tile floor, abundant oak cabinetry including microwave shelf and pantry. Lots of counter space with ceramic backsplash. Natural gas stove connection is installed
- ◆ Dining area has hardwood flooring and buffet alcove
- ◆ Large living room at the front of the home has exotic hardwood flooring and bay window
- ◆ Three main level bedrooms all have new carpet and ample closet space. Master bedroom has ensuite access to the 2-piece bathroom. A door conveniently separates the bedroom area from the rest of the home for added privacy
- ◆ A convenient mud room with ceramic flooring and built-in wall of cabinets. Direct access to the deck and yard.
- ◆ Updated four-piece main bathroom has oak vanity
- ◆ Spacious lower level with family room has diagonal painted wood walls and is complete with brick surround wood stove and built-in shelving; an extra bedroom; a large office with laminate flooring is also suitable for 5th bedroom and a 3-piece bathroom. Laundry facilities plus workshop with work benches are located on this level

Note:

- Shed roof shingles replaced Spring 08
- House roof shingles approximately 6 years old
- Furnace approximately 10 years old
- Vinyl windows approximately 9 years old
- Exotic hardwood approximately 2 years old
- Repainted in past year

Main Level

Living	16'3" x 11'
Dining	11' x 10'
Kitchen	11'2" x 10'11"
Family Bathroom	4 Piece
Master Bedroom	14' x 10'1"
Ensuite Bathroom	2 Piece
Bedroom #2	11'10" x 10'
Bedroom #3	11'3" x 7'11"

Lower Level

Family Room	21'10" x 13'10"
Bathroom	3 piece
Bedroom #4	10'11" x 10'11"
Office/Bedroom #5	13' x 10'6"
Laundry	

General Information

Year Built	1984
Legal:	Plan 4M373 Lot 27 RP 4R-4275 Parts 3 & 9
2007 Taxes	\$2208.91
Lot Size	60.03 ft x 154.92 ft
Heating	Forced Air Nat Gas
Central Air	Yes

Inclusions: Dishwasher, all light fixtures, all window treatments, all attached shelving, wood stove, satellite dish, above ground pool and all equipment (cover, manual vacuum, Kreepy Krawler, salt water system and accessories, cleaner brush, stairs, solar blanket with roller, heavy duty pump, filter, toys, hoses, underwater lights, pool sprinkler).

Exclusions: CD player in kitchen.

Rented: Hot Water Tank

Possession: Flexible/TBA

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