

110 COYOTE CRESCENT

\$379,900

This impeccable Richcraft 4-bedroom home (occupied since July, 2006), is located in the popular Deer Run neighbourhood close to community amenities. Its appealing design starts with the marvelous curb appeal with brick elevation, multiple roof lines and veranda. The interior layout combines functionality and visual effects. High ceilings and large windows add to the sense of space. Gleaming hardwood and ceramic flooring, trendy décor and tasteful arrangements have a splendid effect. The open style design lends flow to the living and dining rooms and integrates the kitchen and family room. Laundry/mud room and bathroom are conveniently configured with easy access to the double garage.

Note these important details:

- ◆ Open foyer has frosted-look window door and ceramic flooring. Large clothes closet in this space
- ◆ Spacious eat-in kitchen has upgraded cream cabinetry with corner china cabinet, microwave shelf and pantry. Abundant counter space and ceramic backsplash. The large work island has desirable breakfast bar. Floor-to-ceiling windows enhance the open eating area. Ceramic flooring is installed in this large area.
- ◆ The eating area has patio door access to the back yard
- ◆ Large family room has hardwood flooring, tall windows overlooking the yard and elegant oak mantled gas fireplace
- ◆ Formal dining and living area with hardwood flooring and crown molding are located at the front
- ◆ Laundry/ mud room has ceramic flooring, ideal work counter and shelf. Direct access to the 2-car garage
- ◆ Rich oak accented stairway with upgraded carpet to the second floor. Loft/computer area is located on the at the top of the stairs
- ◆ Master bedroom has large walk-in closet and luxury ensuite bathroom plus ample space for sitting area. The 4-piece ensuite bathroom offers separate water closet, extra-wide oval soaker tub and separate shower stall
- ◆ Three additional bedrooms all offer good closet space. There is a 4-piece family bathroom with side view window. Upgraded 40 oz carpet and upgraded underpad installed on upper stairs and throughout second floor excluding bathrooms which all have ceramic tiles..
- ◆ Natural gas barbeque connection at rear of home

Main Level

Living/Dining	20'x 11'4"
Kitchen	12'11"x 12'4"
Eating area	14'10" x 8'
Family Room	16'8" x 14'5"
Bathroom	2 piece
Laundry	

Second Level

Master Bedroom	19' x 13'
Ensuite Bathroom	4 Piece
Bedroom #2	14'6" x 11'8"
Bedroom #3	11' x 10'5"
Bedroom #4	11' x 11'
Loft	11' x 8'
Family Bathroom	4 Piece

Basement Level

Unfinished Space

General Information

Year Built	2006
Legal:	Plan 4M1259 Lot 131
2007 Taxes	\$3,555.62
Garage	2 car attached
Lot Size	42.98 ft x 104.99 ft
Heating	Forced Air Nat Gas
Central Air	Yes

Inclusions: Dishwasher, all light fixtures, 2 automatic garage door openers and 2 remote controls, custom window blinds installed, drapery hardware.

Exclusions: Master bedroom light fixture, washer and dryer

Rented: Hot water tank, water treatment system (can be discharged).

Possession: Mid July/TBA

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