

# 17 MANCHESTER STREET

## \$389,900

A truly unique property! Extensively renovated and upgraded historic home occupying a scenic treed lot on a secluded street right in the heart of The Village. A charming combination of old and newer style harmoniously integrated for pleasant visual effect and spacious comfort. This prime property is complete with beautiful grounds featuring fish pond, huge trees at the front and a coveted rear retreat comprising lawn, gardens and a fenced, heated in-ground pool and a large cobblestone-style brick patio area and wooden deck. Garden shed, pool shed and older cottage at rear.

### Note these important details:

- ◆ Intriguing 3 bedroom home with lots of living space. Original part of the home was built around 1898 and a major addition was built. In the late 1970's
- ◆ Large rooms and exceptionally large windows on all levels. Spacious foyer has French doors to the living room as well as access through new terrace doors to the rear yard and pool.
- ◆ The living room is the focal point of the home. Its warm toned hardwood flooring and brick wood-burning fire place make for an inviting ambience in all seasons
- ◆ The original kitchen exudes charm with terra cotta floor tiles and white ceramic counter tops. Stainless steel kitchen appliances included
- ◆ Excellent dining area with several large windows. Original wood staircase to the side is one of two staircases leading to the upper level
- ◆ There is a main floor laundry/mud room with new steel entrance door leading to the deck and pool area. A 3 piece bath is well situated for after-pool showers
- ◆ The basement area includes a large family room with natural gas fireplace, utility area and hobby room with tub. Another basement section under the original part of the home is low and used for storage
- ◆ The second floor offers great living space with 3 bedrooms, a dressing room off the master area, a den with double French doors off the third bedroom and a full bathroom.
- ◆ Recently installed rich-toned Kampas (jatoba) hardwood flooring in most rooms on the upper level and in dining room on main level. Refinished flooring in living room.

### Some of the more recent improvements:

- many windows and doors replaced
- backyard cedar fence (2007)
- flooring replaced upstairs
- extra insulation and roof vent added
- brick patio and walkway (2007)
- redecorated throughout

**Note:** Previous garage was converted by former owner to living space for handicapped family member. This large area with a 3 piece bath including a sports shower is ideal space for home gym, potential in-law suite or artist's studio.

### Main Level

Living	20' x 15'
Dining	15'x 10'6"
Kitchen	12'x 10'6"
Eating Area	12' x 7'6"
Bathroom	3 piece
Home Gym	21' x 18'
Laundry	
Bathroom	3 piece

### Second Level

Master Bedroom	18' x 14'
Bedroom #2	19'6" x 9'
Bedroom #3	16' x 9'
Den	11' x 10'
Family Bathroom	4 Piece

### Basement Level

Family Room	22' x 12'
Utility, hobby areas+	unfin space

### General Information

Year Built	1898 appx. Addition 1978
Legal:	Plan 205 Lots 22 & 23
2007 Taxes	\$3,305
Lot Size	114 ft x 168 ft
Heating	Forced Air, Nat Gas

**Inclusions:** Dishwasher, fridge, cooktop, wall oven, all window coverings, all light fixtures except as below, all attached shelving, pool equipment: (diving board, electric heater, new pump 05, kreepy crawly, winter blamket, roller, skimmer, water bags, ladder).

**Exclusions:** Dining room light fixture; speakers, mirrors and rubber flooring in home gym; laundry room wooden shelf.

**Rented:** Hot water tank

**Possession:** TBA.

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