

12 RUTHERFORD CR

\$419,900

Located in scenic Beaverbrook, this spacious 5-bedroom home (2460 sq. ft. as per builders plan) with main level den offers a prime street setting backing directly on a passive park. The beautiful lot with mature trees and gardens has a large in-ground pool. The private hedged backyard retreat has a rustic cedar fence at the back and a gate for direct access to the park and trail. The interior of this fine home is bright and fresh and decorated in neutral tones for a very pleasing visual effect. The many attributes include main level laundry facilities, large eat-in kitchen, adjacent living and dining rooms with double pocket doors, A large basement rec room has pub-style décor and dry bar. The backyard in-ground pool is 38' x 16' and has a large decked area.

- ◆ Located on a beautiful Beaverbrook street of similar homes with appealing curb view, cobblestone style front walkway and steps and brick bordered plant beds
- ◆ Extra long double drive offers abundant parking
- ◆ Ceramic floor in the wide foyer
- ◆ Coveted main level den at the front of the home
- ◆ Separate, yet open family room has beamed ceiling
- ◆ Large living room off foyer features a brick wood-burning fireplace with mantle
- ◆ Spacious dining room has double pocket doors to the living room
- ◆ Pleasant kitchen overlooks the backyard. Lots of white cabinetry including large pantry and eat-in area with patio door to the yard
- ◆ Mud room has a back door to the yard. Laundry room is combined with toilet, tub and shelf
- ◆ Direct access to the 2-car garage from the mud room
- ◆ The upper level comprises five bedrooms, two full bathrooms and linen closet
- ◆ Spacious master bedroom has "His" and "Her" closets and an ensuite bathroom with large shower stall
- ◆ Five-piece family bathroom serves the other four bedrooms and has two upgraded sinks
- ◆ Spacious basement offers finished rec room with dry bar, storage and utility area
- ◆ Roof shingles replaced in 2005

for a photo tour, visit...

BerniceBartlett.com

Main Level

Living	21' x 13'
Dining	13' x 10'6"
Kitchen	10'6" x 8'
Eating area	10'6" x 9'5"
Family Room	11'6" x 11'
Den	11'6" x 9'5"
Bathroom	2 Piece
Laundry	

Second Level

Master Bedroom	16' x 13'
Ensuite Bathroom	3 piece
Bedroom #2	13' x 9'10"
Bedroom #3	13' x 9'6"
Bedroom #4	10' x 9'6"
Bedroom #5	13'6" x 9'6"
Family Bathroom	4 Piece

Basement

Recreation Room	27'5" x 13'
Storage/Utility	

General Information

Year Built	1970
Legal:	Plan 847 Lot 769 Rutherford E
2007 Taxes	\$3,678
Garage	2 car attached
Lot Size	70.00 ft x 100.00 ft
Heating	Forced Air, Oil
Central Air	Yes

Inclusions: All light fixtures, dishwasher, automatic garage door opener and 2 remotes, all window treatments except as below, TV stand in master bedroom, basement fridge

Exclusions: Master bedroom draperies, kitchen cd player, wall make up mirror and hair dryer

Rented: Hot water tank

Possession: TBA.

for more info, call Bernice at...

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