

29 SMOKETREE CRES.

\$359,900

This pleasant, quality, modified 'Hawthorne' 3-bedroom home with a main level office is located on a secluded crescent in the Timbermere neighbourhood close to community amenities and easy access to Highway 417. Special attractions include a soaring 2-storey foyer, open style rooms, high ceilings, gleaming oak flooring in the living and dining rooms, office and hallway; ceramic tile in the spacious eat-in kitchen, bathrooms and vestibule. Sunken open style family room features a gas fireplace. The spacious master bedroom has an ensuite and walk-in closet. Two good-size family bedrooms are served by a full bathroom. The home is wired for surround sound. The double garage has direct inside access.

Note these important details:

- ◆ Holitzner designed and built, this home has been enlarged on one end and modified to accommodate a desirable main floor office. Appealing curb view with brick accented elevation and covered entrance
- ◆ Open foyer has ceramic floor at the entrance as well as a double closet. Stunning 2-storey foyer has oak accented stairway
- ◆ Living room at front of the home features a tall arched window. Open dining area with good kitchen access
- ◆ Spacious, bright eat-in kitchen offers many desirable features including large work island and breakfast bar, abundant oak cabinetry and counter space, microwave shelf and wine rack. Computer alcove between kitchen and family room. Patio door off eating area to the backyard
- ◆ Excellent, bright family room space with gas fireplace across the rear and open to the kitchen
- ◆ Coveted main floor office just off the hallway
- ◆ Two-piece bathroom off foyer
- ◆ Master bedroom offers sitting area, walk-in closet and large 4-piece ensuite bathroom with ceramic surround corner soaker tub and large shower stall
- ◆ Two additional bedrooms have abundant closet space
- ◆ Four-piece main bathroom has ceramic tub/shower surround
- ◆ Laundry facilities are located in the basement

Main Level

Living	15' x 11'
Dining	11' x 9'
Kitchen	13' x 10'
Eating area	12'10" x 7'6"
Family Room	20' x 11'
Office	10'6" x 10'
Bathroom	2 piece

Second Level

Master Bedroom	17' x 12'
Ensuite Bathroom	4 piece
Bedroom #2	11' x 10'6"
Bedroom #3	10'8" x 10'
Family Bathroom	4 Piece

Basement

Laundry
Unfinished

General Information

Year Built	2003
Legal:	Plan 4M-1159 Lot 82
2007 Taxes	\$3,675
Garage	2 car attached
Lot Size	50.03 ft x 112.04 ft
Heating	Forced Air Nat Gas
Central Air	No

Inclusions: Dishwasher, microwave hood fan unit, automatic garage door opener with 2 remote controls plus keyless entry pad, all light fixtures, all window blinds, all drapery hardware, alarm system, garden shed

Rented: Hot Water Heater

Possession: Mid July/TBA.

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