

58 TRAILWAY CIRLE

\$319,900

This comfortable 4-bedroom family home is located in Amberwood Village close to community amenities including schools, businesses and recreational facilities and the Amberwood Golf Course. The home has a very private hedged backyard and is located just a short walk to the Sacred Heart High School and the Gouldbourn Recreation Complex. Elementary schools are also located close by. Built by renowned Holitzner Homes and incorporating plywood construction, this fine home has been impeccably maintained by the original owners. Most rooms have been recently repainted.

Note these important details:

- ◆ Attractive curb appeal with wide lawn, extensive brick on all sides and covered front verandah
- ◆ Wide foyer has wainscoting, side window and windowed front entrance. Oak accented stairway to the upper level. Double closets to the side
- ◆ Main level laundry/mud room with tub, direct access to the spacious 2-car garage and 2 piece bathroom are well located off the main hallway.
- ◆ Bright eat-in kitchen offers a pleasant focal area overlooking the green back yard. Abundant oak cabinetry also provides a large wall of pantry.
- ◆ Patio door from eating area to backyard
- ◆ Main level family room features a wood-burning fireplace and large window with view of yard
- ◆ Open style living and dining rooms are spacious
- ◆ Upper level comprise four bedrooms, two full bathrooms and a linen closet
- ◆ Spacious master offers a large walk-in closet and a 4-piece ensuite bathroom with ceramic tub/shower surround
- ◆ Three other bedrooms have ample closet space
- ◆ Fully hedged back yard gets sun and shade and provides a pleasant private area
- ◆ Roof shingles have been replaced on this home.

for a photo tour, visit

BerniceBartlett.com

Main Level

Living	16' x 11'
Dining	12' x 11'
Kitchen	9'6" x 9'
Eating area	9'6" x 9'4"
Family Room	15' x 11'
Bathroom	2 Piece
Laundry	

Second Level

Master Bedroom	15'3" x 11'4"
Ensuite Bathroom	4 piece
Bedroom #2	12'4" x 11'4"
Bedroom #3	12'10" x 10'6"
Bedroom #4	9'7" x 9'1"
Family Bathroom	4 Piece

Basement - unfinished

General Information

Year Built	1988
Legal:	Plan M305 Lot 22
2007 Taxes	\$3,056
Garage	2 car attached
Lot Size	70.08 ft x 98.43 ft
Heating	Forced Air, Nat Gas
Central Air	Yes

Inclusions: All window treatments, drapery hardware, all light fixtures except as below, all fixed shelving., play structure in backyard

Exclusions: Kitchen/eating area light fixture, dining room light fixture.

Rented: Hot water tank

Possession: End June/early July/TBA.

for more info, call Bernice at...
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