

24 WINDBROOK CRES

\$329,900

This impeccable and upgraded 3-bedroom split-level Monarch built home occupies an extra large pie-shaped lot in popular Bridlewood close to community amenities including public transport and shopping. Improvements include roof shingles and skylight replaced 2003, high efficiency gas furnace 2006, vinyl casement and sliding windows installed in 2004 and new kitchen with granite counters installed in 2006. This home has been fully repainted.

- ◆ Professionally landscaped front yard with brick walkway and planters. Wide back yard fans out for extra large hedged and fenced retreat at the back. PVC fencing installed in 2005.
- ◆ Wide foyer has laminate flooring, double closet, oak accented stairway and French doors to the separate living and dining rooms
- ◆ Spacious dining room has wood laminate flooring, crown moldings and French door to the kitchen
- ◆ Bright, luxurious eat-in kitchen has solid cherry cabinetry, granite counters and ceramic tile flooring. Large pantry, microwave shelf and lots of working space available
- ◆ Eating area has mullion patio door to large deck and private backyard. Large windows and door are fitted with custom treatments
- ◆ Spacious lower level family room features a brick natural gas fireplace with mantle
- ◆ Lower level den has laminate flooring – ideal 4th bedroom space
- ◆ Two-piece bathroom serves this area
- ◆ Large laundry room has cabinetry, counter and tub. Double clothes closet here as well.
- ◆ Upper level comprises three bedrooms and two full bathrooms plus a linen closet
- ◆ Master bedroom features a walk-in closet and 4-piece ensuite bathroom
- ◆ Extra spacious backyard is complete with large deck and natural gas BBQ connection.
- ◆ Move in and enjoy this well maintained and updated home on a quiet treed crescent.

Main Level

Foyer	
Living	16'6" x 12'
Dining	12'8" x 10'
Kitchen	10' x 10'
Eating Area	10' x 9'

Second Level

Master Bedroom	14'4" x 11'
Ensuite Bathroom	4 Piece
Bedroom #2	12' x 9'
Bedroom #3	11'6" x 10'
Family Bathroom	4 Piece

Lower Level

Family Room	17'6" x 14'3"
Den	14' x 10'6"
Bathroom	2 piece
Laundry	12' x 8'

Basement Level - Unfinished

General Information

Year Built	1986
Legal:	Plan 4M476 Lot 99
2007 Taxes	\$3,558
Garage	2 car attached
Lot Size	40.55 ft x 101.96 ft
Heating	Forced Air Nat Gas
Central Air	Yes New (2005)

Inclusions: Dishwasher, all light fixtures except as stated below, automatic garage door opener and 2 remotes plus keyless entry pad, all window blinds, drapery hardware, central vacuum and attachments.

Exclusions: Dining room light fixture

Rented: Hot water tank

Possession: June 25th/TBA

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