

# 137 Markland Crescent, Davidson Heights

<b>Style:</b>	2-Storey Row unit, 3 bedrms, 2 baths	<b>MLS #:</b>	691212	<b>MLS Area</b>	7706
<b>Year Built:</b>	Approx 1993	<b>Roll#:</b>	0614120636150160000		
<b>Builder/Model:</b>	Tartan, The Faircrest	<b>Lot Size:</b>	19.68 ft x 107.34 approx		
<b>Legal Description:</b>	Plan 4M-820 Pt Lot 151 RP4R-9615 Part 3 & 4	<b>Rented:</b>	Hot Water Tank		
<b>Taxes:</b>	<b>\$2147.00 approx.</b> (2007) Buyer to verify	<b>Heating:</b>	Forced Air Natural Gas		
<b>Parking:</b>	Single attached garage with interior access	<b>Closing:</b>	May 30, 2008 or To Be Arranged		
<b>Inclusions:</b>	<b>all lighting/fans, blinds, central air conditioner, automatic garage door opener with remote, stove, fridge, dishwasher (new Jan 1, 2008!), hood fan, hot tub, roughed-in central vacuum</b>				
<b>Exclude Please:</b>	<b>Small "rubber maid" style shed in yard, curtains and rods</b>				

## Room Dimensions (feet and inches) and Features

Rooms - Flooring	Level:	Dimensions:
Living/Dining Rooms – Oak Hard Wood, Mahogany inlaid	Main Level	19.08 X 13.06
Kitchen - Ceramic Tile	Main Level	10.00 X 07.02
Powder Room – Ceramic Tile	Main Level	2-piece
Master Bedroom –Broadloom	Second Level	14.07 X 09.09
Bedroom #2 - Broadloom	Second Level	10.00 X 07.11
Bedroom #3 - Laminate	Second Level	09.11 X 08.07
Family Bath – Ceramic Tile	Second Level	4-piece
Family Room W/Fireplace – Broadloom	Basement Level	18.00 x 12.09
Laundry Room	Basement Level	N/A
Utility/Storage	Basement Level	N/A

### Exterior features...

- Family orientated neighbourhood near shopping, transportation, parks and schools
- Cobble stone front walkway leads to quaint front veranda
- Professionally landscaped front and back in the past 2 years with perennials, trees and shrubs!
- Fenced Back yard features a deck (2004) complete with Hot Tub
- Attached single car garage has auto garage door opener and direct access to home. Driveway parks 3 cars!

### Main Level...

- Freshly painted!
- Gleaming strip oak hardwood floors complimented with a border of inlaid mahogany in living room and dining room
- Lovely Crown moldings in living room and dining rooms
- Ceramic tile in the foyer, powder room and kitchen
- Wider counter between dining room and kitchen is handy breakfast bar for two
- Pretty white kitchen features ceramic backsplash, updated taps and cupboard knobs. There is a window over the sink with a view of the deck and yard. All three quality appliances are included. Dishwasher was new January 2008.

### Second Level...

- Freshly painted including hallway!
- Generous Master Bedroom with large double closet and large window for lots of natural light.
- Two more spacious bedroom rooms with large closets and the family bath complete the second level.

### Lower Level...

- Professionally finished family room has "Berber" style broadloom, ceiling lighting and a corner gas fireplace with mantle
- Unfinished area for a laundry and storage