

32 Heritage Glen Drive, Chapman Mills

Style:	Single family 2-Storey, 3 +1 bedrms, 4 baths	MLS #:	684256	MLS Area	7706
Year Built:	November 2000 – Second owners	Roll#:	0614120695059760000		
Builder:	Valecraft	Lot Size:	48.59 ft x 93.06 ft aprox		
Legal Description:	Plan 4M-1022 Lot 39	Rented:	Hot Water Tank		
Taxes:	\$3509.00 approx. (2007) Buyer to verify	Heating:	Forced Air Natural Gas		
Parking:	Double attached garage 18' x 20'02", inside entry	Closing:	June 30,2008 / to be Arranged		
Inclusions:	blinds, central air conditioner, automatic garage door opener w/2 remotes, stove, fridge, dishwasher, hood fan, storage shed				
Updates:	Premium oak hardwood floor (2003), fenced yard (red cedar - 2002), custom 8x10 shed with hip roof (2002), red cedar deck (2006), professionally finished basement. Playton laid over cement, then plywood, then the carpet! Painted mostly throughout late 2007 and January 2008!				

Room Dimensions (feet and inches) and Features

Rooms - Flooring	Level:	Dimensions:
Living Room – Premium Oak Hard Wood	Main Level	15.06 x 11.00
Dining Room – Premium Oak Hard Wood	Main Level	11.10 x 09.06
Kitchen (oak cabinets, walk-in pantry) - Ceramic Tile	Main Level	14.10 x 09.01
Eating Area – Ceramic Tile	Main Level	10.05 x 07.00
Family Room – Premium Oak Hard Wood	Main Level	14.08 x 14.00
Powder Room – Ceramic Tile	Main Level	2-piece
Master Bedroom w/walk-in closet – Broadloom	Second Level	14.06 x 14.00
Ensuite Bath – Cushion Floor	Second Level	4-piece
Bedroom #2 - Broadloom	Second Level	14.10 x 11.02
Bedroom #3 - Broadloom	Second Level	14.06 x 10.02
Family Bath – Cushion Floor	Second Level	N/A
Laundry/Storage room	Basement Level	N/A
Recreation room – Broadloom	Basement Level	14.08 x 14.00
Bedroom #4 - Broadloom	Basement Level	12.00 x 11.04
Workshop	Basement Level	17.00 x 11.00

Location...

- Ideally located adjacent to a park on a pretty street of single homes in popular Chapman Mills. Park and Ride or Bus service to downtown is nearby, shopping for all your needs on Woodroffe and Strandherd/Greenbank!

Exterior features... Premium lot is 48.59 ft wide! Southern Exposure makes this an ideal lot for a pool!

- Established neighbourhood on pretty street of single family homes and adjacent to lovely park!
- Cobble stone front walkway leads to front door, pretty garden wall around landscaping
- Nicely landscaped front and back with mature apple tree in Back yard
- Back yard features a red cedar deck off the family room, a fully fenced yard and a lovely garden shed.
- Attached 2-car garage (18 x 20.2) has auto garage door openers (2) and inside access to home.

Main Level... hardwood or ceramic on main level

- Gleaming strip premium oak hardwood floors flows throughout hallway, living room, dining room and family room.
- Ceramic tile in entry, kitchen and eating area and powder room
- Living room and dining room combination ideal for entertaining
- Main Floor family room features a Natural Gas Fireplace with built-in TV nook above, ceramic tile hearth..
- Eat-in Kitchen features oak cabinets & double sinks. Lovely corner china cupboard with glass door, walk-in pantry cupboard! All three appliances are included. **Note** the G.E. fridge in the kitchen will be exchanged for the one year old Moffat fridge in the basement.
- There is a side door with double closets
- Two piece bath conveniently located on the main floor.

Second Level... Just look at those bedroom sizes!

- Upgraded Carpeting on the stairs and second level bedrooms. Railing is oak with oak spindles
- Large Master Bedroom is 14 feet wide! And will accommodate a king bed and your dressers with ease! There is a walk-in clothes closet
- Master Ensuite bath is Four piece with large oval soaker tub, vanity
- Two extremely generous bedrooms with large closets and the family bath complete the second level.

Lower Level... notice the sub floor... plywood over playton, then the carpet.

- Professionally and beautifully finished recreation room
- Bedroom #4 has closet, large window
- Two-piece bathroom
- Large workshop for the handy man... workbench and portable shelving **not included**
- Laundry and storage area. Portable shelving **not included**. Moffat fridge to be exchanged with the current one in the kitchen

A Truly Beautiful Home inside and out, top to bottom!