

37 Grenadier Way, Longfields

Style:	2-Storey Row unit, 3 bedrooms, 2 baths	MLS #:	693676	MLS Area	7706
Year Built:	Approx 1994	Roll#:	0614120696159006000		
Builder/Model:	Richcraft, Ashwood	Lot Size:	15.29 ft x 107.94 approx		
Legal Description:	Plan 4M-869 PT BLK 58 RP4R-9626 Parts 3 & 4	Rented:	Hot Water Tank		
Taxes:	\$2183.00 approx. (2007) Buyer to verify	Heating:	Forced Air Natural Gas		
Parking:	Single attached garage with interior access	Closing:	July 1 preferred but flexible		
Inclusions:	stove, fridge, dishwasher (replaced summer of 2005), washer, dryer, central air conditioner, central vacuum and accessories, all lighting/fans, blinds, hood fan				

Room Dimensions (feet and inches) and Features

Rooms - Flooring	Level:	Dimensions:
Living Room – Laminate	Main Level	13.06 X 10.00
Dining Room – Laminate	Main Level	10.06 X 08.00
Kitchen - Ceramic Tile	Main Level	08.00 X 08.00
Powder Room – Ceramic Tile	Main Level	2-piece
Master Bedroom – Laminate	Second Level	14.00 X 10.00
Bedroom #2 – Carpet, wall to wall	Second Level	11.09 X 09.00
Bedroom #3 - Carpet, wall to wall	Second Level	11.06 X 08.00
Family Bath – Ceramic Tile	Second Level	4-piece
Laundry Area	Basement Level	N/A
Cold Storage Room	Basement Level	08.10 05.09
Rec Room	Basement Level	16.05 X 07.00

Exterior features...

- Family orientated neighbourhood near shopping, transportation, parks and schools
- Main floor bricked all around exterior
- Patio in back yard
- Attached single car garage direct access to home.

Main Level...

- Laminate flooring throughout hallway, kitchen and dining rooms
- Colonial doors and trim throughout
- Ceramic tile in the entry and new ceramic floor in the powder room
- Eat-in kitchen features double sinks, ceramic backsplash, under counter lighting and microwave shelf. All three appliances are included. Dishwasher was replaced in the summer of 2005.

Second Level...

- Oak staircase leads to three bedrooms and full bath on second level
- Colonial doors and trim throughout
- Laminate flooring in Master Bedroom,, broadloom in two secondary bedrooms
- Generous Master Bedroom with walk-in clothes 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...

- Finished Recroom with new drop ceiling, T.V,nook
- Cold storage room is vented outside
- Laundry area includes washer and dryer