

# 53 Grenadier Way, Longfields

|                           |  |                  |                          |                 |      |
|---------------------------|--|------------------|--------------------------|-----------------|------|
| <b>Style:</b>             | 2-Storey Row unit, 3 bedrms, 2 baths   | <b>MLS #:</b>    | 691421                   | <b>MLS Area</b> | 7706 |
| <b>Year Built:</b>        | Approx 1994  | <b>Roll#:</b>    | 0614120696158210000      |                 |      |
| <b>Builder/Model:</b>     | Richcraft, Ashwood   | <b>Lot Size:</b> | 18.05 ft x 107.94 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>  | August 21, 2008          |                 |      |
| <b>Inclusions:</b>        | <b>all lighting/fans, blinds, stove, fridge, dishwasher (new April, 2008!), hood fan</b> |                  |                          |                 |      |

## Room Dimensions (feet and inches) and Features

| Rooms - Flooring             | Level:         | Dimensions:      |
|------------------------------|----------------|------------------|
| Living Room – Oak Hard Wood  | Main Level     | 13.06 X 10.00    |
| Dining Room – Oak Hard Wood  | 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 - Laminate        | Second Level   | 11.09 X 09.00    |
| Bedroom #3 - Laminate        | Second Level   | 11.06 X 08.00    |
| Family Bath – Cushion Floor  | Second Level   | 4-piece          |
| Laundry Area                 | Basement Level | N/A              |
| Utility/Storage              | Basement Level | N/A              |
| Future Family Room Potential | Basement Level | Unfinished - N/A |

### 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...

- Nicely painted in today's "decorator" colours
- Beautifully maintained, gently lived in!
- Gleaming strip oak hardwood floors in main floor hallway, living room and dining room
- Lovely Crown moldings in living room and dining rooms
- Colonial doors and trim throughout
- Ceramic tile in the entry and powder room
- Pretty eat-in kitchen features ceramic backsplash, microwave shelf.  
All three appliances are included. Dishwasher was new April 2008.

### Second Level...

- Oak staircase leads to three bedrooms and full bath on second level
- Colonial doors and trim throughout
- Laminate flooring, custom blinds and ceiling fans in all three bedrooms, nicely painted
- 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...

- Unfinished, awaiting your own ideas or simply use for storage space
- Laundry area and utility area