

# 602 Wolffdale Crescent, Castle Heights

<b>Style:</b>	Detached Bungalow, 3 bedrms, 2 full baths	<b>MLS #:</b>	681576	<b>MLS Area</b>	3502
<b>Year Built:</b>	Approx 1955	<b>Roll#:</b>	0614031202631000000		
<b>Lot Size:</b>	50.32 ft X 101.50 ft approx	<b>Closing:</b>	To be Arranged		
<b>Builder:</b>	Unknown	<b>Model:</b>	Unknown		
<b>Legal Description:</b>	Plan 613 Lot 40	<b>Rented:</b>	Hot Water Tank		
<b>Taxes:</b>	<b>\$2928.00 approx.</b> (2007) Buyer to verify	<b>Heating:</b>	Forced Air Natural Gas		
<b>Parking:</b>	Detached garage, Double driveway for 4 vehicles				
<b>Inclusions:</b>	<b>blinds, central air conditioner, dishwasher, alarm system hardware</b>				
<b>Updates:</b>	<b>Survey - Oct 1990, PVC Windows &amp; Patio Doors, Shingles in early '97, Furnace in '99, Home had all new brick in 1983, top 3 layers of chimney rebuilt and recapped in 2007, fireplace updated in 2007 with ceramic tile fascia, hearth and mantle , flooring, kitchen, bathrooms,</b>				

## Room Dimensions (feet and inches) and Features

Rooms - Flooring	Level:	Dimensions:
Living Room - Laminate	Main Level	15.00 X 12.04
Dining Room - Laminate	Main Level	11.10 X 10.06
Kitchen (updated) - Cushion Floor	Main Level	14.00 X 11.00
Master Bedroom - Laminate	Main Level	15.02 X 11.00
Bedroom #2 - Laminate	Main Level	12.07 X 10.08
Bedroom #3 - Laminate	Main Level	11.04 X 09.05
Four Piece Bath Room - Ceramic tile	Main Level	n/a
Family room - Laminate	Lower Level	25.08 X 24.06
Three Piece Bath Room - Ceramic tile	Lower Level	11.09 X 07.03
Laundry Room - Laminate	Lower Level	13.00 X 12.10
Walk-in Closet	Lower Level	08.07 05.08
Utility Room	Lower Level	n/a

### Exterior features...

- Mature neighbourhood on pretty street close to parks, shopping and transportation
- Entire home had old brick removed and all new brick put on 1983. Chimney had top 3 layers rebuilt and recapped in 2007
- Detached garage, double wide driveway fits 4 vehicles comfortably.
- Beautiful, large deck has access from both the dining room patio doors and the back door.
- Survey available from October 1990
- PVC windows throughout

### Main Level...

- Lovely laminate floors flows throughout hallway, living room, dining room and bedrooms.
- Living room has wood burning fireplace with ceramic surround and hearth, mantle.
- Large dining room features patio doors opening to deck.
- Updated, eat-in kitchen has had a face lift! Flooring, counter top, double sinks and lighting all replaced, cabinets refaced! Dishwasher is included
- Three good size bedrooms all with laminate flooring
- Four Piece bath nicely updated.

### Lower Level...

- Huge open recreation/family room in basement ideal for family get togethers or just relaxing
- Beautiful three piece bath has oversize shower, sink and vanity and ceramic tile flooring
- Walk-in closet ideal for out of season clothes
- Finished laundry room has laminate flooring and lots of room for hang drying and folding/ironing

*Pride of ownership is evident throughout this well maintained, updated Home.  
It could be your new home...*