

**JAMES NEIL**  
sales representative

**RE/MAX**  
Aboutowne Realty Corp., Brokerage



## **Bungalow for Sale in Beautiful Shoreacres**

This two plus one bedroom bungalow offers 1,458 square feet plus a spacious lower level with recroom, bedroom, bathroom and plenty of storage.

Pride of ownership is evident from the moment you arrive. This home has been maintained and upgraded through the years with care and thought. Newer flooring, en suite addition, renovated main bathroom and more.

This home showcases an inviting backyard with a large patio area, pond and mature trees for privacy.

Located on a quiet court in the sought after Shoreacres neighbourhood with plenty of community parks along with convenient access to shopping, restaurants and area highways. Sought after school zone (John T Tuck, Pineland, Nelson).

## Features and Highlights

- three bedrooms (one in lower level), three bathrooms
- 1,458 square feet plus finished lower level
- renovated main bathroom (plumbed for separate tub)
- large, functional kitchen
- main floor laundry (kitchen area)
- newer broadloom and hardwood flooring
- finished lower level with recroom, bedroom and full bathroom
- double garage with door opener and inside entry
- large patio area
- private backyard with mature trees
- low-maintenance landscaping with shrubs and perennial gardens
- inground irrigation sprinklers
- separate entrance to basement
- court location
- sought after Shoreacres experiencing much development and appreciation

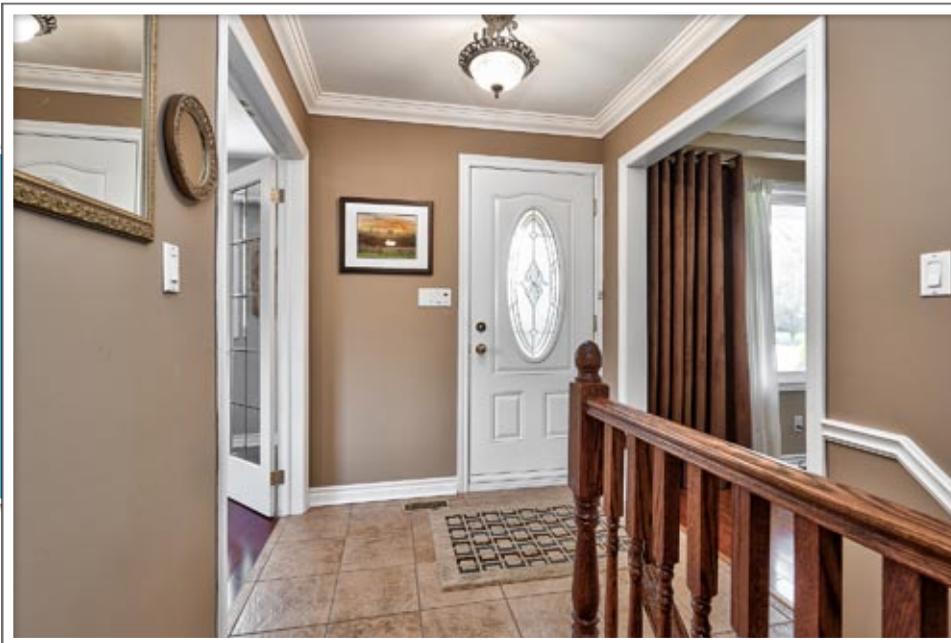
## Front Entrance

- welcoming first impressions
- low maintenance landscaping



## Foyer

- tile flooring
- crown moulding



## Living Room (18'4" by 12'11")

- engineered flooring
- gas fireplace

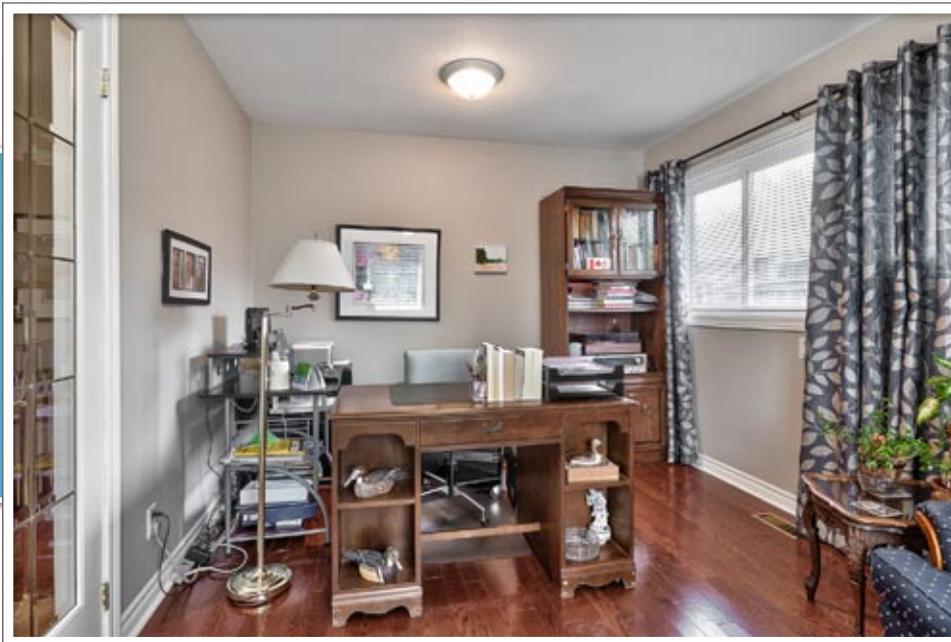


## Living Room

- bay window
- lots of natural light
- sconce lighting

### Dining Room (13'9" by 12'5")

- hardwood flooring
- chandelier
- crown moulding
- walkout to patio



### Bedroom/Den (15'5" by 10'1")

- hardwood flooring
- double closet
- french doors

## Kitchen (13'10" by 14'8")

- tile flooring
- under-cabinet lighting
- lots of cabinetry
- tile backsplash



## Kitchen

- double corner sink
- walkout to patio
- crown moulding

## Master Bedroom (21'2" by 10'11")

- broadloom flooring
- ceiling fan
- two large windows



## Master Bedroom

- crown moulding
- two piece en suite
- large triple closet

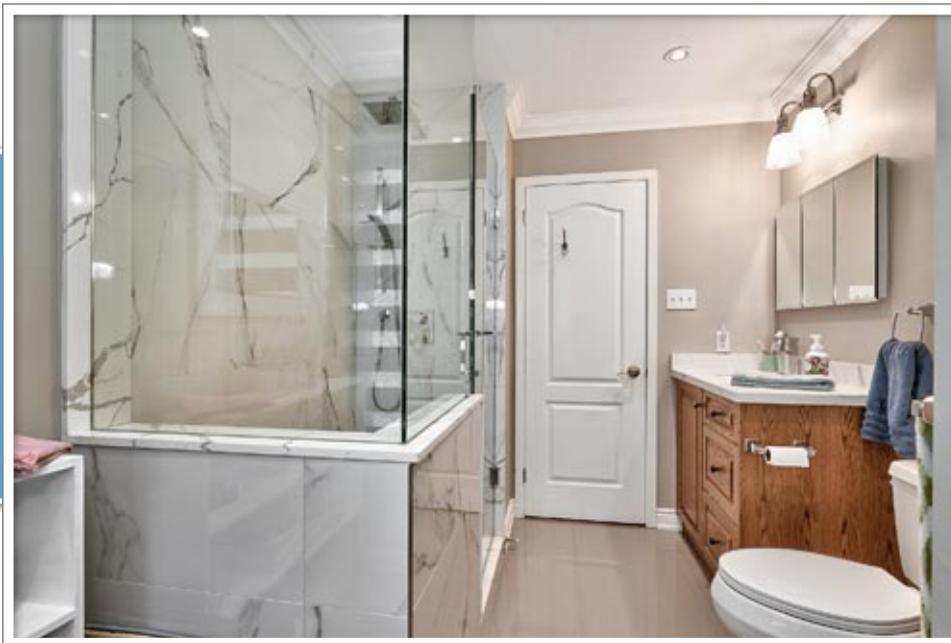
## En Suite

- tile flooring
- two-piece
- wainscoting



## Main Bathroom

- tile flooring
- glass shower with marble tile surround and rain shower head



## Recroom (20'10" by 12'4")

- newer broadloom flooring
- wood burning fireplace

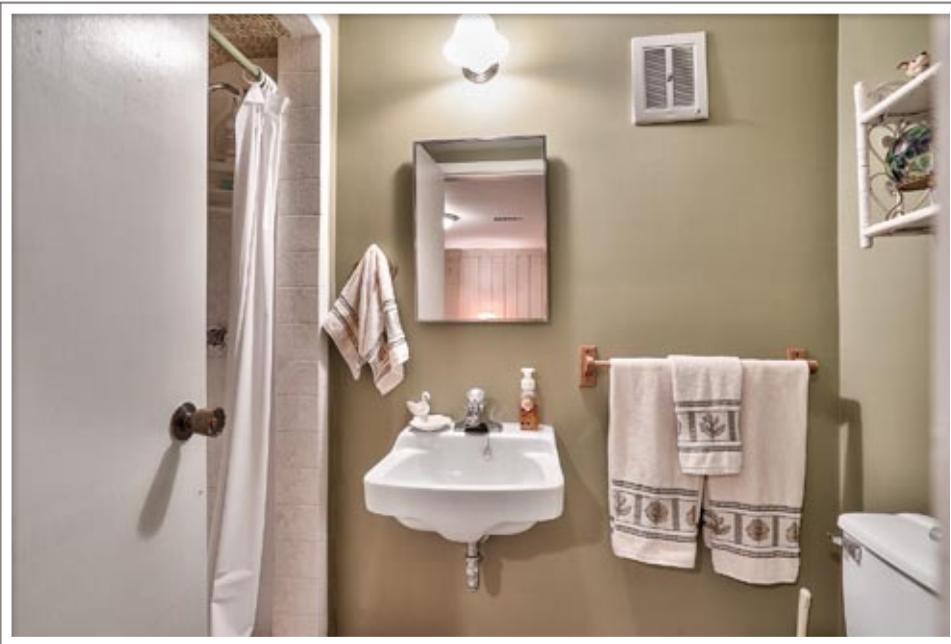


## Recroom

- neutral colour
- lower level also includes 460 square foot unfinished utility/storage room

## Lower Bedroom (12'10" by 15'11")

- broadloom
- good natural light



## Lower Level Bathroom

- three-piece
- tile flooring

## Patio

- exposed aggregate patio



## Pond

- pond with water feature  
- lovely landscaping

## Utility Shed

- 8 by 8 foot shed
- exposed aggregate pathway



## Backyard

- private with mature trees
- low maintenance landscaping

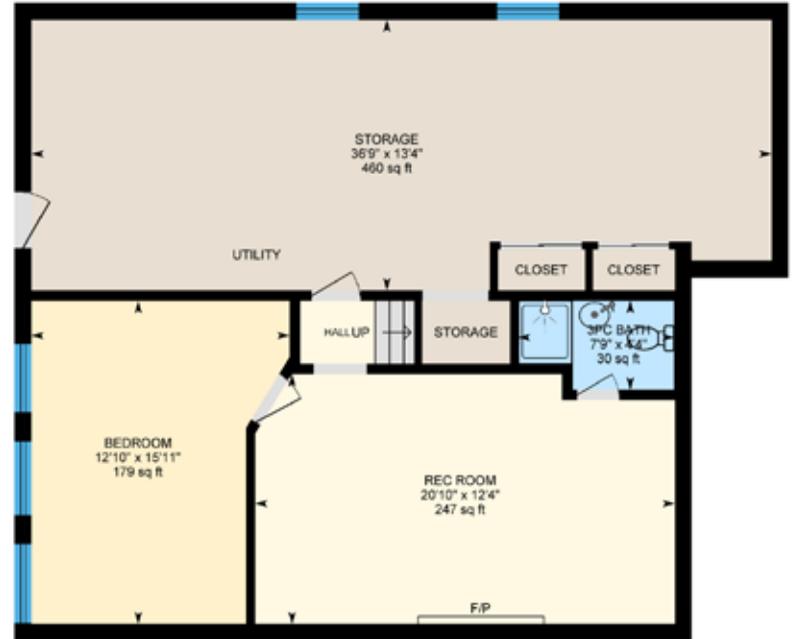
## Backyard

- inground irrigation system  
(control box in garage)



## Backyard

- flexible yard with lots of space



**1,458 square feet (plus 1,123 square feet lower level)**

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Built-in Microwave, Garage Door Opener with Remote, Existing Light Fixtures, Existing Window Treatments, Shelves in Garage and Unfinished Basement Area, In-Ground Irrigation System, Shed in Backyard, Pond Pump and Filter

**Inclusions:** Hot Water Tank (rental)

**Legal Description:** PCL 14-1 , SEC M22 ; LT 14 , PL M22 ; S/T H3263 BURLINGTON

**Square Footage:** 1,458 square feet (plus lower level - 1,123 square feet)

**Property Size:** 60.0 feet by 113.29 feet (as per survey)

**Property Taxes:** \$5,423 for 2020



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