



PRESENTED BY  
BOB SADLIER

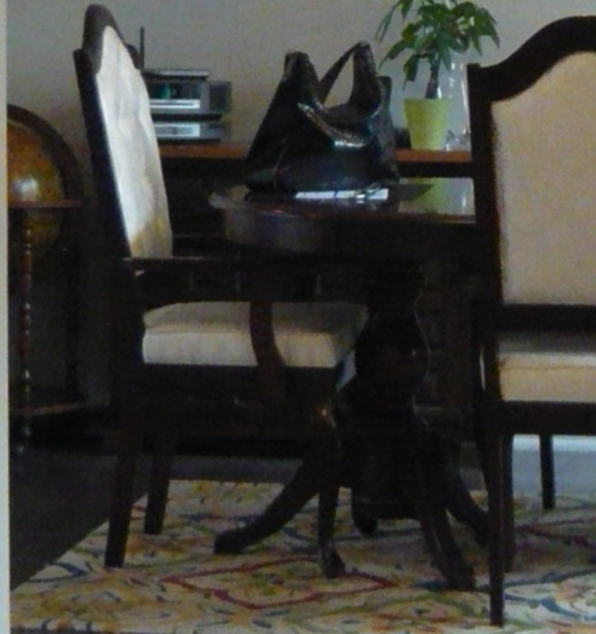






Beautiful Sought-After Bungalow in "Birdland" in Prime Aldershot. This four-bedroom, three-bathroom home with Games room and Backyard Oasis is a pleasure to present. Tastefully landscaped and built to entertain in the Backyard with Gazebo, Deck, Tiki Bar and 16 x 32 inground pool. You will never have to leave your home! Privacy prevails with the Master and Ensuite Loft bedroom and spacious 68' X 110' lot. Home has been updated and shows 10+. 1430 sq. ft above grade and 965 sq. ft. in finished basement. A Gem to show.



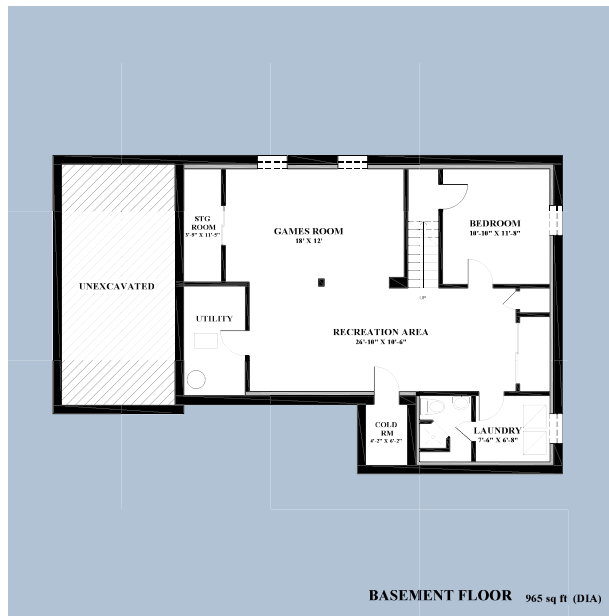
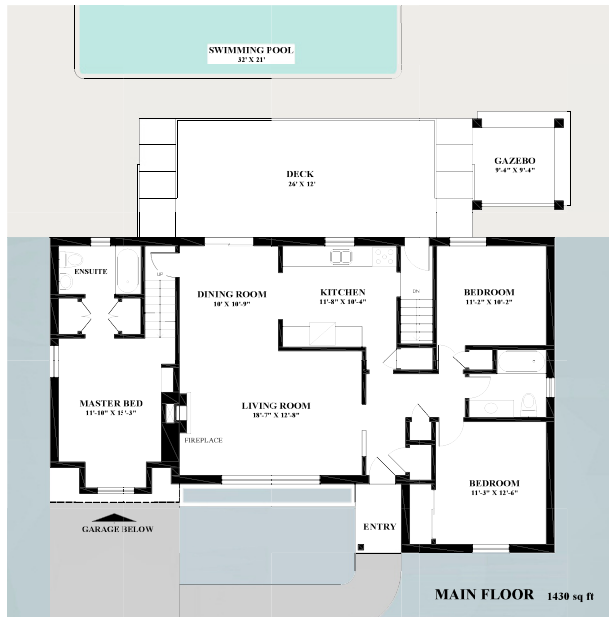






# PROPERTY FEATURES

LOT SIZE	68.01x 110.00, NORTH WEST EXPOSURE
LEGAL DESC	LT 40: PF873
PROPERTY TAXES	\$ 4,410.17 (2018)
PIN	071070052
ARN	240201012208900
HOUSE STYLE	BUNGALOW/LOFT OVER GARAGE, SINGLE CAR GARAGE, DRIVEWAY PKG 6 CARS
BEDROOMS	MASTER(LOFT), 2 ON MAIN AND 1 IN BSMT- 3+1
BATHS	14PC-MAIN; 1-3PC LOFT (ENSUITE) AND 1 3PC BSMT - 3 FULL
SQ FT	AS PER FLOOR PLAN-1430; MAIN LVL AND MASTER 965 SQ .FT IN BASEMENT
ROOF	2016, WINDOWS, 2013, CHIMNEY RE-DONE
FURNACE	FA/NG 2009-MID EFFICIENCY, CENTRAL AIR 2009
PANEL	100 AMP, HOT WATER TANK OWNED
POOL	SALTWATER HEATED INGROUND POOL/ EQUIPMENT INSTALLED LATE 2014 (16' X 32') 3' SHALLOW END/ 8' DEEP END, TIKI BAR/ DECK CANOPY INCLUDED ALL UPPER & POOL LVL FURNITURE NEG
REAR DECK	26' X 12' GAZEBO IS 9'4 X 9'4
DRIVEWAY	REDONE IN 2017, WALKWAY - EXPOSED AGGREGATE-2017
FLOORING	MAIN LVL ¾" HARDWOOD WHERE LAID, BASEMENT- CARPET- 2 YRS OLD
APPLIANCES	INCLUDES S/S FRIDGE, GAS STOVE, MICROWAVE, DISH WASHER SAMSUNG WASHER/DRYER, ALL APPLIANCES WITHIN 4 YEARS OLD ALL ELECTRIC LIGHT FIXTURES-INCLUDED
MAIN LVL FEAT	GRANITE/QUARTZ COUNTERTOPS 2017, POT LIGHTS LIVING/ KITCHEN AREA ALL NEW (2017) INTERIOR DOORS AND HARDWARE NEW (2017) EXTERIOR ENTRY DOOR "VELOUR" GAS INSERT FIREPLACE IN LIVINGROOM
BASEMENT FEAT	SOUNDPROOFED CEILING, LOTS OF STORAGE POOL TABLE & ACCESSORIES ARE NEGOTIABLE BEDROOM, LAUNDRY ROOM
SINGLE CAR GAR	NEWLY DRYWALLED-2017, FLOOR LEVELLED AND PAINTED, SPRAY FOAMED INSULATION-CEILING, NO INSIDE ENTRY
CLOSING	FLEXIBLE
LOCATION	PRIME ALDERSHOT IN "BIRDLAND". WALK TO ALL AMENITIES, MINUTES TO JOSEPH BRANT MEMORIAL HOSPITAL, ALDERSHOT GO, MAPLEVIEW, QEW, HIGHWAY 403 & BURLINGTON DOWNTOWN/WATERFRONT





**BOB SADLIER, B.Sc., A.S.A.**  
SALES REPRESENTATIVE

Your BEST Interest is our ONLY Interest

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