



7 PLEASANT GROVE TERRACE

GRIMSBY

PRESENTED BY
ROBERT SADLIER





Grimsby is a Wonderful place to raise your Family or to Downsize! This featured home sits on a quiet, mature street in a premium and desired escarpment area of Grimsby. Freshly painted, with many updates, it is larger than it looks. The bright and spacious foyer opens to a large living and dining room with vaulted ceilings and a fabulous Palladian window. The kitchen has new flooring and backsplash with sliding glass doors to the yard, deck for entertaining outdoors, and patio area with Gas BBQ hook up. The home has 3 bedrooms and 2 bathrooms which includes a large jetted whirlpool tub on the upper level. The Family recreation room is very large and is a great entertainment area and perfect for curling up with a good book nestled by the Fireplace. The lower level is where you will find a bright, spacious finished laundry room and another partially finished large room, tailor made for that great workout area. There is plenty of space for the playground swing set and above ground pool with a mature vegetable garden for the artistic gardener with raspberries in abundance. The lot is a good size, private, and fenced for your pets if you have them or just a sanctuary for yourself in the back yard. It also boasts a double car garage and double drive to complete this beautiful home that is minutes to the park, hospital and QEW. View this home and you won't be disappointed.



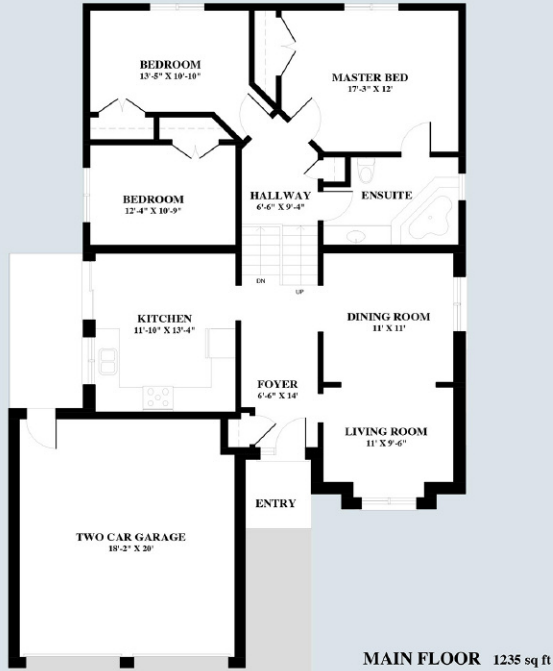






PROPERTY FEATURES

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LOT SIZE	CROSS STREET, BAKER & HEDGE LAWN, BARTLETT EXIT
LOT SIZE	44.26 X 106.34 SQ. FT FULLY FENCED WITH DECK AND GAS BBQ HOOKUP
PROPERTY TAXES	\$4,311.00 (2019)
AGE OF HOME	1994
SQUARE FOOTAGE	1,234 (2 LEVELS ABOVE GRADE) PLUS 2 LEVELS BELOW GRADE
BEDROOMS	3
BATHS	2
FLOOR COVERINGS	PORCELAIN IN FOYER AND KITCHEN. HIGH END QUALITY LAMINATE HARDWOOD IN FAMILY ROOM MASTER BEDROOM, DINING ROOM & LIVING ROOM CERAMICS IN LAUNDRY ROOM, CARPET ON STAIRS AND FOYER UPSTAIRS

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ROOF AGE	REPLACED 2009
VACUUM	CENTRAL VACUUM WITH ATTACHMENTS (AS IS)
RECREATION ROOM	PARTIALLY FINISHED BASEMENT BRIGHT AND LIGHT REC ROOM COMPLETELY FINISHED WITH GAS FIREPLACE AND THREE PIECE BATHROOM ON SAME LEVEL
LAUNDRY ROOM	LARGE BRIGHT FINISHED LAUNDRY ROOM WITH SAMSUNG WASHER AND DRYER & LARGE ADDITIONAL ROOM FOR GAMES ROOM, PLAYROOM OR WORKOUT
BACKYARD	CHILDREN'S PLAYGROUND SET, ABOVE GROUND POOL WITH EQUIPMENT, STORAGE SHED FOR GARDENING TOOLS, SATELLITE DISH
CLOSE TO	SHERWOOD HILLS PARK, HOSPITALS, MAJOR BUS ROUTES, QEW TO, QEW NIAGARA, SCHOOLS, PLACES OF WORSHIP, ALL AMENITIES, ESCARPMENT TRAIL, GATEWAY TO NIAGARA



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Your BEST Interest is our ONLY Interest

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