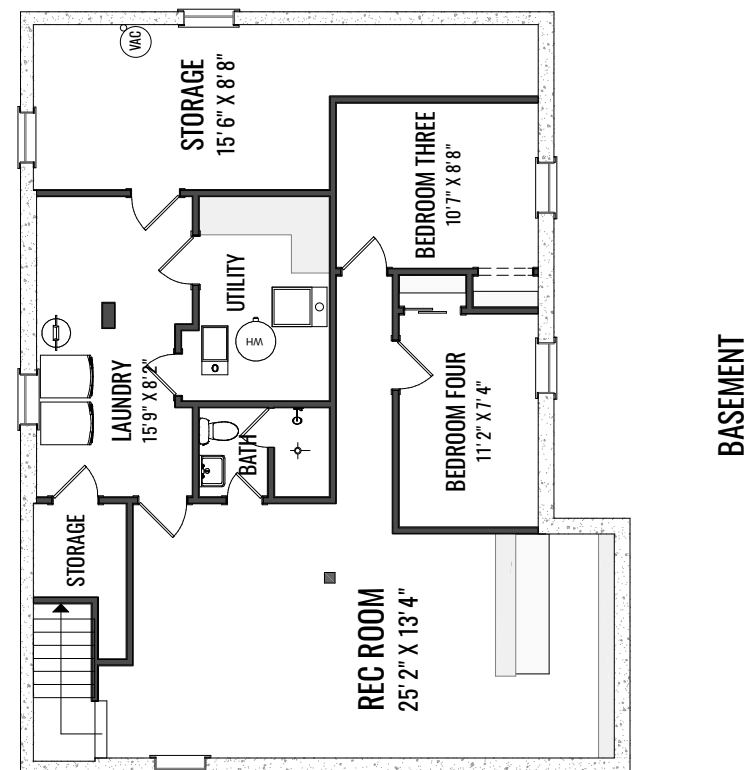
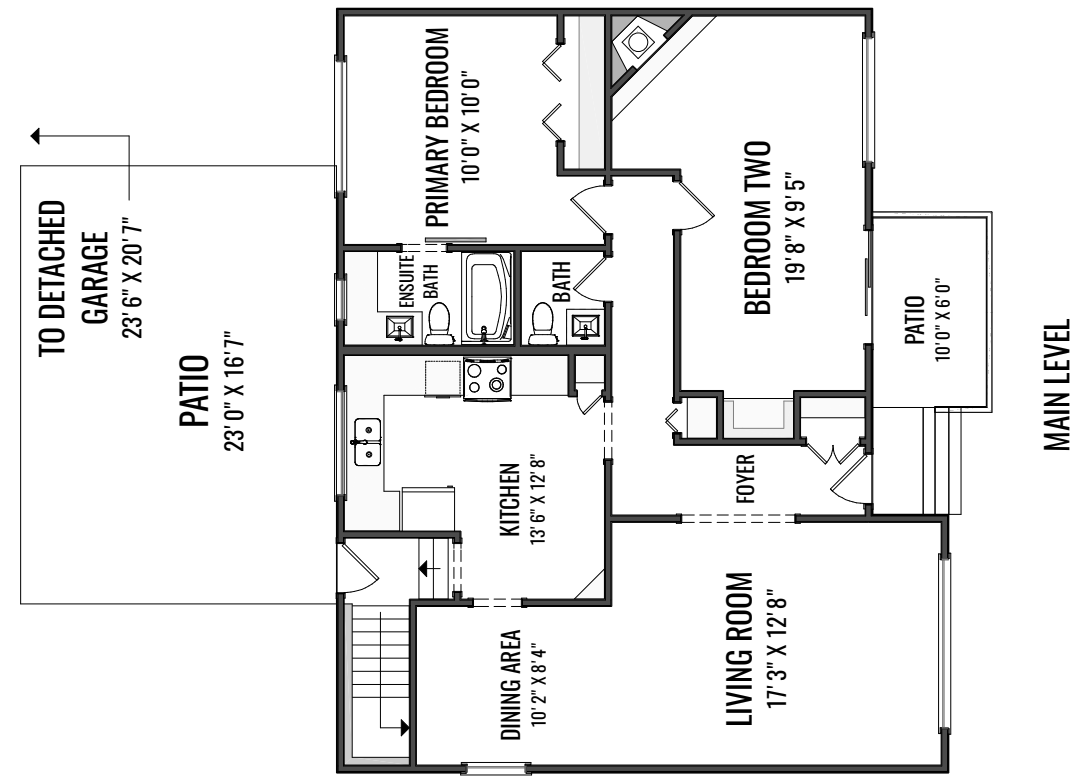


# Welcome Home To

14 HAMLET RD SW



**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
Benchmark  
INDEPENDENTLY OWNED AND OPERATED, BROKER



**Chris Zaharko**  
Associate

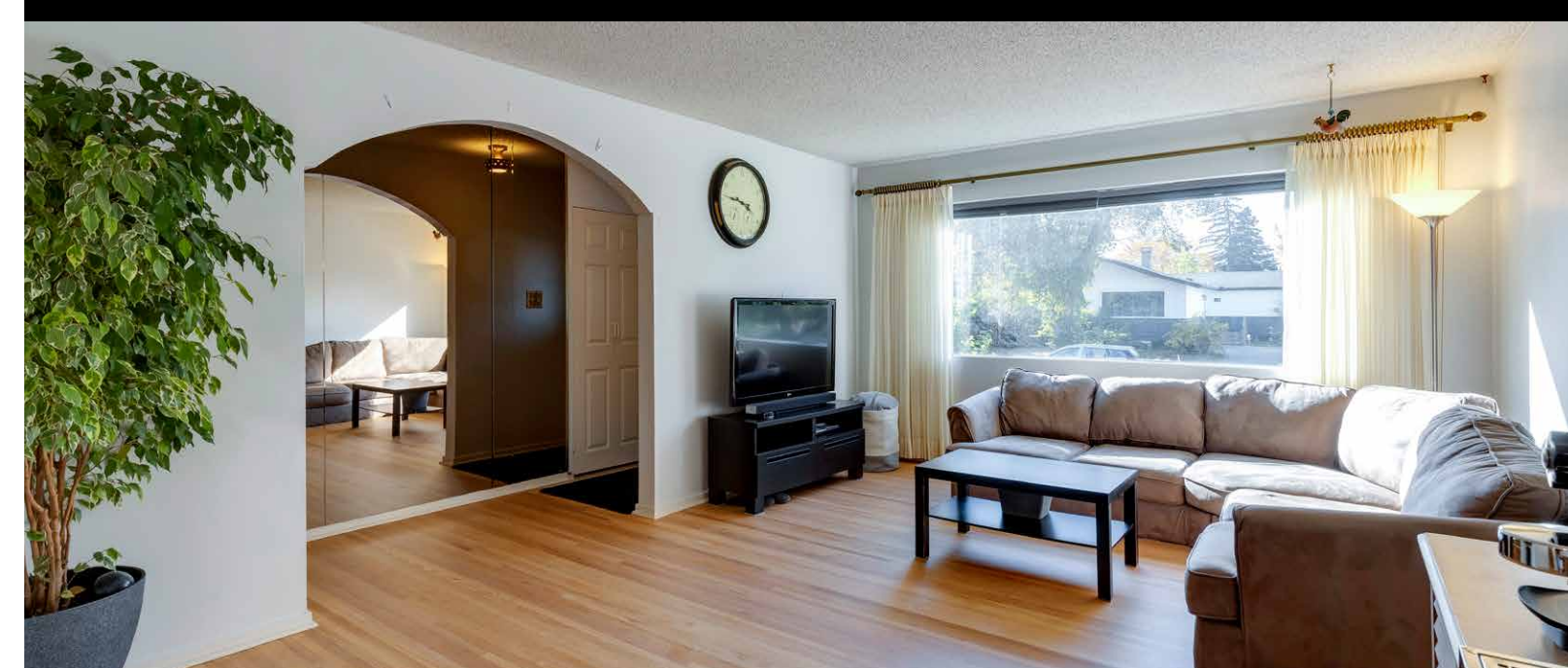
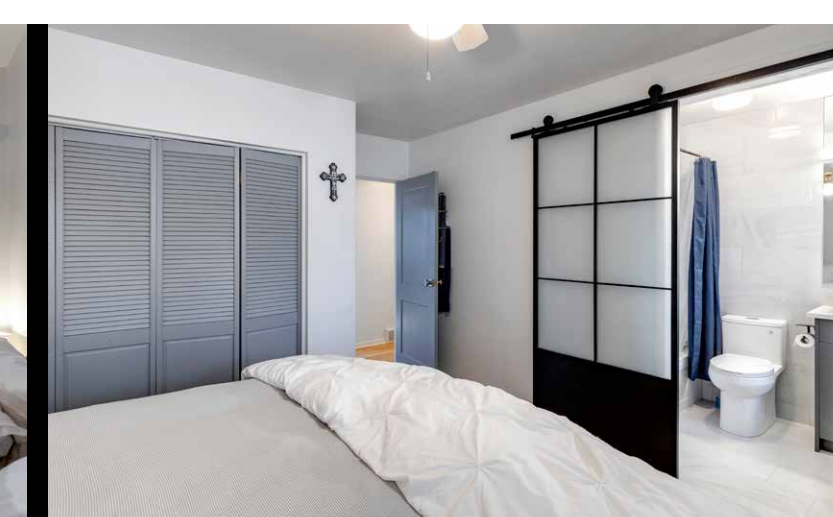
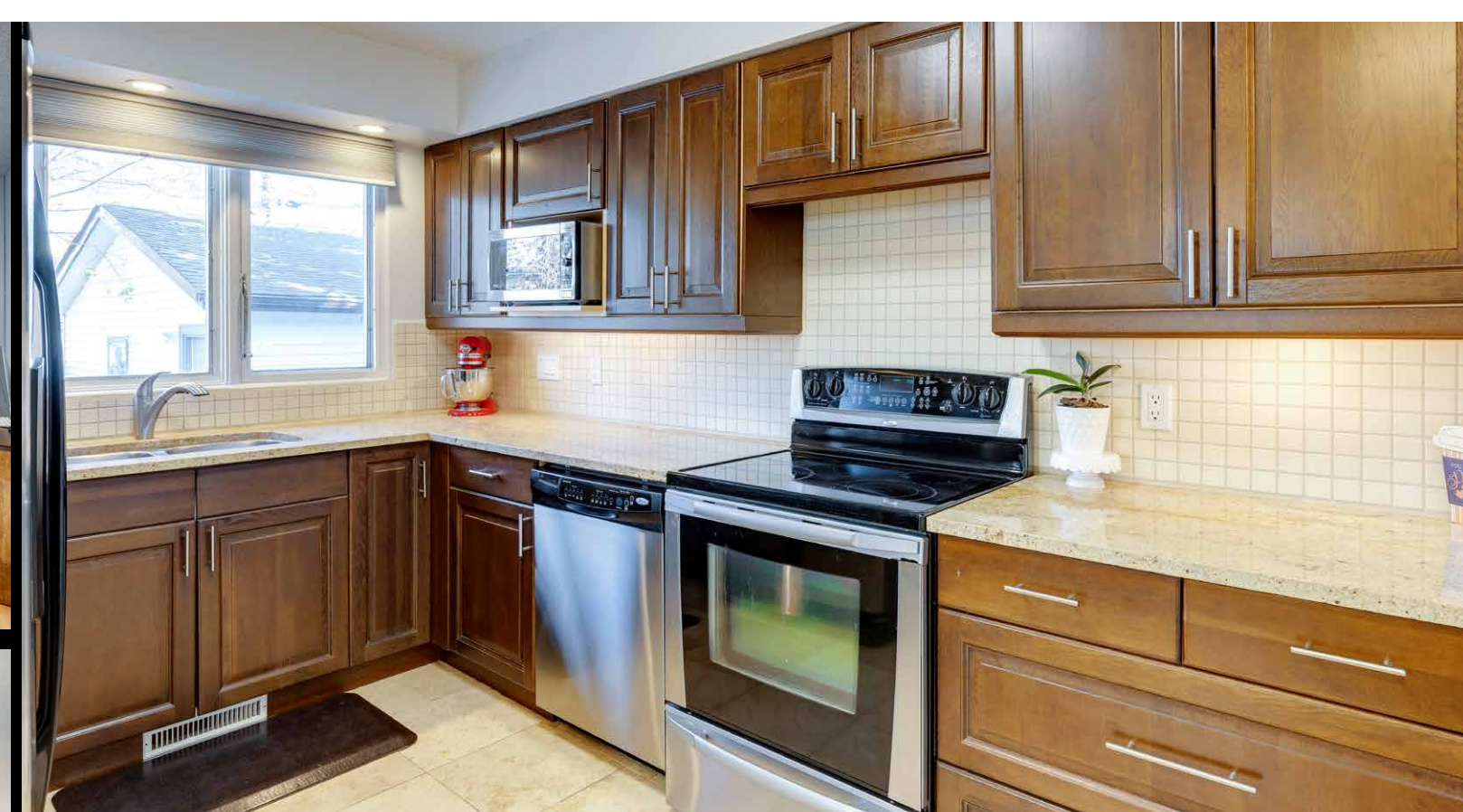
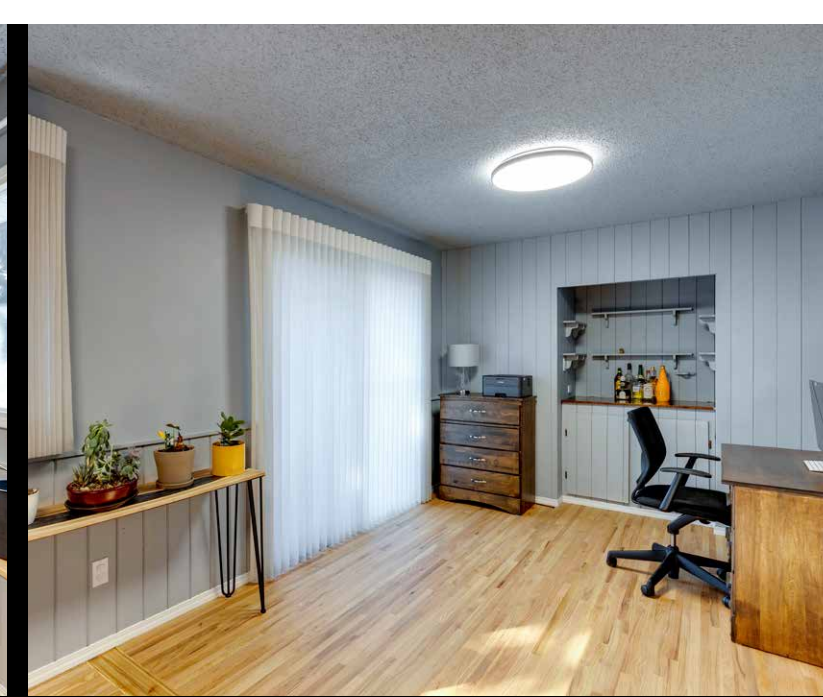
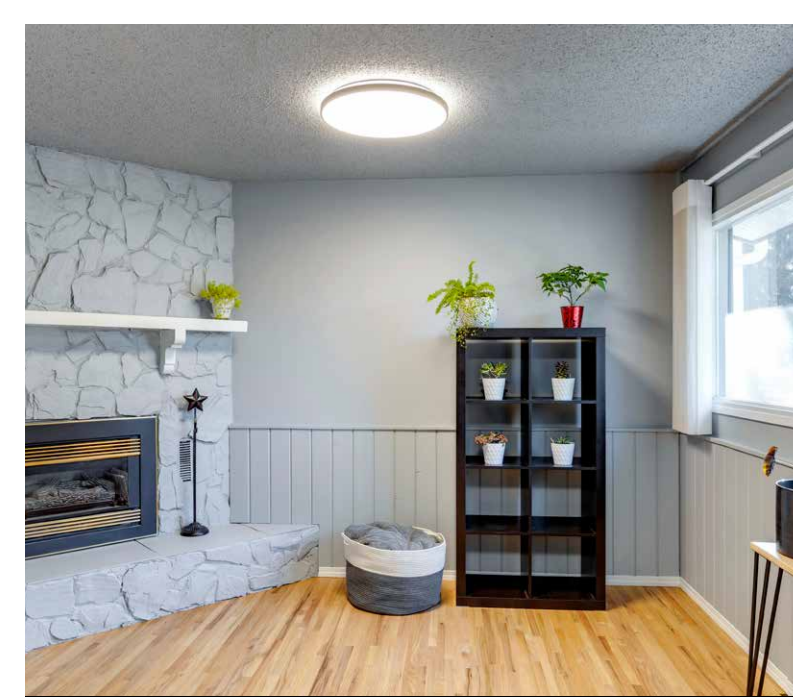
**ROYAL LEPAGE**  
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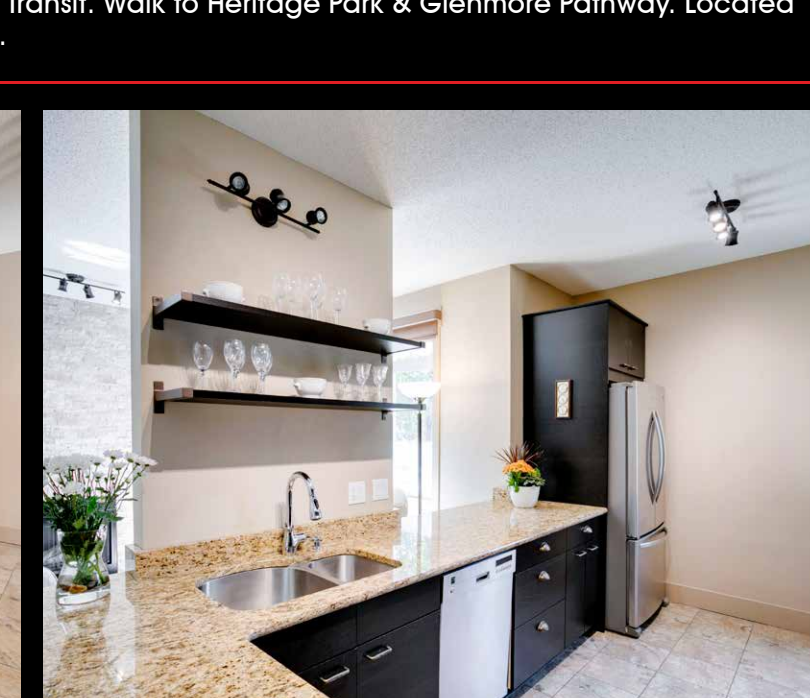
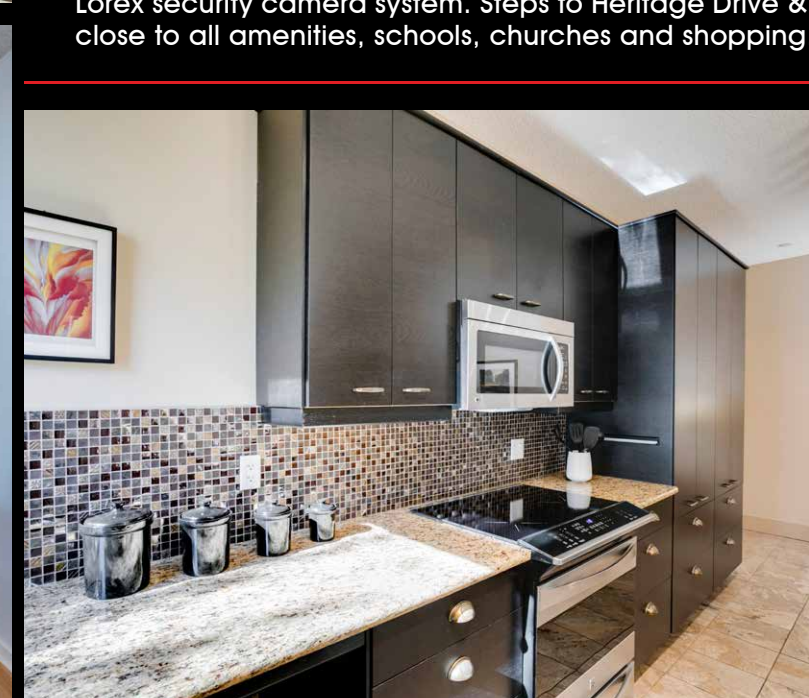
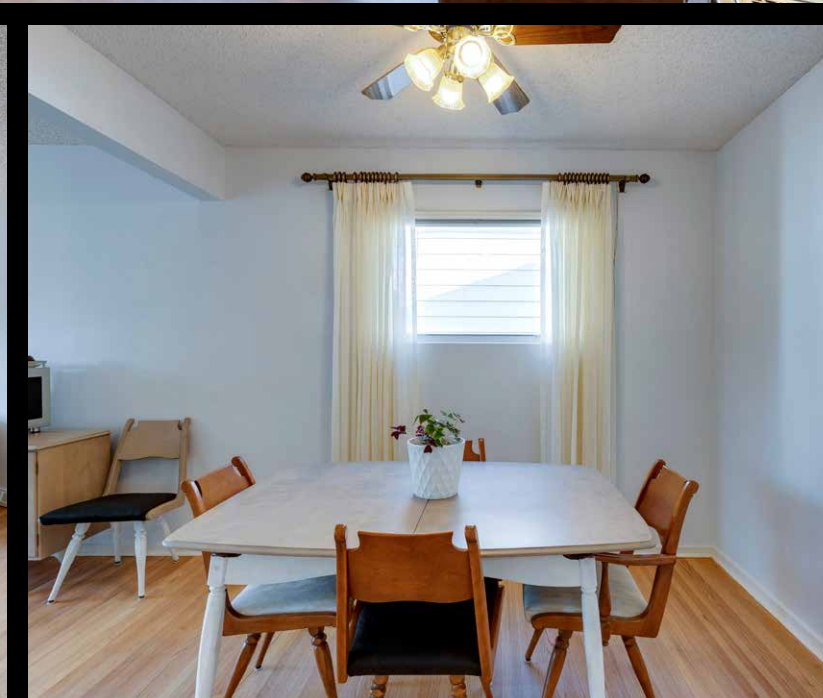
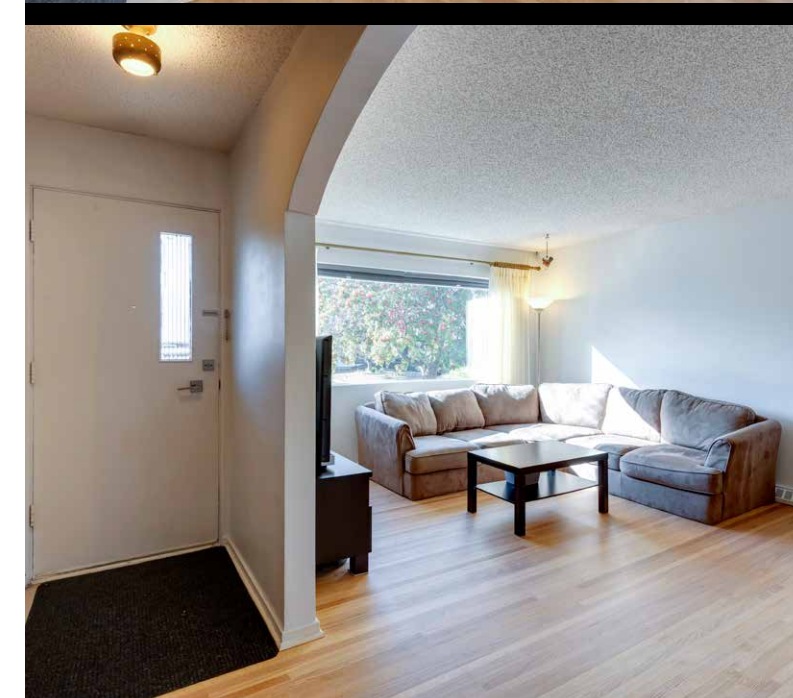
Top 1% Nationally

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Top 1% Nationally



Located in the established neighbourhood of Haysboro! Over 2,300 sq ft of finished living space offering 1 bedroom plus den up, 2 bedrooms down and 3 bathrooms. The original hardwood floors have all been refinished and the home freshly painted throughout. On the main level, the living room opens to the dining area and kitchen with its granite counter tops, dark cabinets and stainless steel appliances. Large East and West facing windows make this home nice and bright. The primary suite has been recently renovated to include a new 4 pc ensuite with beautiful barn style door, plenty of counter space, in-floor heating and quartz counter tops. Across the hall is a flex room with stone facing gas fireplace and patio access, perfect for use as a 2nd bedroom or office space. The 2 pc powder room has been renovated including new fixtures, cabinetry and quartz countertop. The basement is finished to include a large rec room with built-in bar, 2 bedrooms and a 3 pc bath. There is plenty of storage in the laundry room and huge storage/shop area. Additional updates to this home include, 2 new furnaces (Main Dec 2020 & Basement Oct 2021), new washer & dryer (Nov 2020). Gardeners will love this newly landscaped back yard, complete with a large deck, mature trees and 6'x8' greenhouse! The back lane double detached garage has 2 new doors and openers installed Nov 2020. This home backs onto a church; no neighbours behind! Included is a Lorex security camera system. Steps to Heritage Drive & Transit. Walk to Heritage Park & Glenmore Pathway. Located close to all amenities, schools, churches and shopping.



## Chris Zaharko

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MLS:	A2005197
Year Built:	1960
Subdivision:	Haysboro
Type:	House
Class:	Detached
Taxes:	\$3,599.00/2022
Size:	1,173.59 SqFt Finished Living Space

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