

4445 Pimlott Place Update/Feature List:

*Quality maple cabinetry in kitchen and laundry room with roll outs, appliance garage, pantry and numerous built-ins. Kitchen was extended for additional cabinets and counter space. Upstairs bathroom cabinets are white oak.

*Kenmore gas range, hidden built-in Asko dishwasher, Whirlpool fridge with water/ice dispenser, range hood with matching cabinet enclosure

*Large nine foot island with quartz countertop and bar style seating for interactive cooking with family and friends

*Updated electrical and wiring through all rooms of the house with extensive potlights, under cabinet automated lighting and heated tile floors in upstairs bathrooms, pendant lighting in kitchen. All new light switches and hardware. 200amp panel

*Open concept living and dining room with easy access to backyard and rear deck, bay window with sitting area and storage in living room, feature wall with gas fireplace, new stone finish and built-ins

*Quality smoky oak laminate flooring with all new baseboards, trims and crown moulding. Designer colours and fresh paint. Graber cellular shade blinds. Cathedral style entry foyer with vaulted ceilings and herringbone tile flooring.

*Overheight (10'7" ceiling) and extra depth double garage (26'x19'). Extra storage shelving. 536 square feet in size for plenty space for parking and workshop. Also additional parking for RV/boat/trailer at the side of the house.

*Rare four bedroom up design, great for families. All bedrooms good size and additional family room/office/guest room on the main level.

*Refinished rear deck with gas BBQ outlet, retractable awning and extra patio space in the backyard for great outdoor entertaining. Entire backyard is fully fenced and surrounded by mature hedges for ultimate privacy. Great for kids and pets.

*Heat pump for reasonable heating costs as well as air conditioning in the summer months. New hot water tank with expansion tank. Underground sprinklers. Roof is five years old. 3' crawlspace.

*Great school catchment area for all levels of education. Prospect Lake elementary, Royal Oak middle school and Claremont secondary school.

*Surrounded by parks and trails. Next door is direct access to Brydon Park with playground and tennis courts. Also neighbours Colquitz Park which connects to endless trails.

*Convenient access to Royal Oak Shopping Centre for all of your day to day needs including groceries, health professionals, restaurants, fuel, banks, pet store and much more

*Also a short walk or drive to Commonwealth Pool, Elk/Beaver Lake and Broadmead Village. Easy transit to downtown or the Peninsula with nearby highway access and Royal Oak bus loop a short distance away.