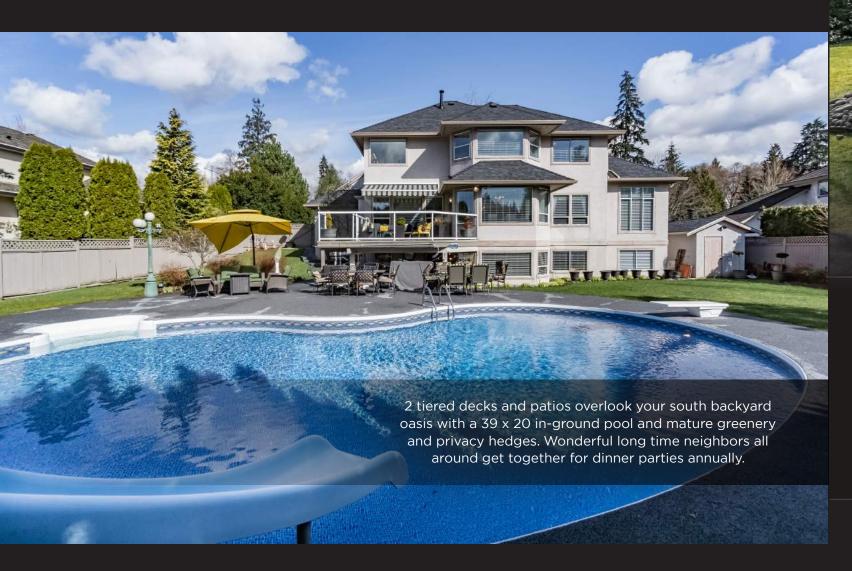






Beautifully finished basement with a family room, game room, hobby room, bedroom and full bath.









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All information deemed reliable but not guaranteed and should be independently verified











BRITISH MANOR PARK



PRESENTED BY JODIANDTHEVIPTEAM.COM



PROPERTY OVERVIEW

Style: 2 Story British Manor

Executive Estate
Bedrooms: 5 + Den

Baths: 3 Full, 1 Half

Fireplaces: 2 Natural Gas & Wood (Living & Family Room)

Year Built: 1991

Heat: Heat Pump, Age 6 Years Furnace Last Serviced 2015

Hot Water Tank: Age 9 Years

Gas Shut-Off: By Gas Meter
Water Shut Off: By Hot Water Tank

Cooling: Central A/C

Roof: Wood Shingles, Age 3 Years

Square Feet: 1,628 Main Floor 1,018 Upper Floor

1,628 Basement, 7'10 Ceiling

4,274 Total

Lot Size: 1/2 Acre (13,971 sq. ft.)

98' W x 142'D

19'8 x 25'4 x 22'L

Garage: 3-Car Attached, 7'1 Door Hght

Alarm: Built-In, Alarm Force
Mail Delivery: C Box on 80th
Garbage Day: Thursday
Taxes: \$4,837.56 (2018)

On Sewer and City Water

Improvements: Sprinklers, New Pool Liner 2016, New Gutters, Rubberized Paving, Bar in the Basement

ROOM DIMENSIONS

MAIN FLOOR

 Foyer:
 15'2
 x 10'7

 Living Room:
 16'6
 x 13'0

 Dining Room:
 14'2
 x 12'3

 Family Room:
 16'0
 x 13'6

 Kitchen:
 16'0
 x 13'2

 Den:
 11'2
 x 10'0

 Laundry:
 13'6
 x 6'4

UPPER FLOOR

 Master Bedroom:
 21'3 x 13'0

 Bedroom:
 12'6 x 10'0

 Bedroom:
 11'0 x 10'6

 Bedroom:
 15'0 x 12'6

BASEMENT

Family Room: 16'0 x 13'0
Games Room: 24'4 x 12'10

Hobby Room: 11'0 x 9'2
Bedroom: 13'7 x 10'9

OUTSIDE

Driveway: 39'0 x 22'0

Pool: 39'0 x 20'0, 3-8 feet deep

Pool Shed: 12'0 x 8'0

SCHOOLS

Elementary: Janice Churchill
French Immersion: Ecole Woodward Hill
High School: Enver Creek

rchase Price: \$830,000.00

Purchase Price: \$830,000.00
Reason for Selling: Downsizing
Years Resided: 10 years

Neighbors: Long time Owners with Teens, Some with Small Kids and Some Empty Nesters.







The cozy family room with fireplace, flows into the spacious kitchen.

Main floor study.





