

# Welcome to 1265 Albany Drive

Wonderful 3+1 bedroom bungalow located on a quiet street, backing onto Agincourt Park, in popular Bel Air Heights. Large oak kitchen with breakfast bar, gorgeous bathroom renovation '09, furnace'09, updated windows, two fireplaces. L-shaped living room/dining room perfect for entertaining. Finished basement with large recreation room, additional bedroom and bathroom.

## Room Dimensions

### MAIN LEVEL

Living Room	Main	19.06	X	12.05
Dining Room	Main	10.01	X	8.00
Kitchen	Main	12.06	X	9.06
Master Bed	Main	13.07	X	10.00
Bedroom 2	Main	12.10	X	10.01
Bedroom 3	Main	10.06	X	9.00
Full Bath	Main	4 Piece		

### BASEMENT

Recreation Rm	Basement	25.03	X	12.03
Bedroom	Basement	13.00	X	12.06
Bathroom	Basement	3 piece		
Laundry Room	Basement	12.10	X	11.09
Storage/Utility Cedar Closet				

## Property Details

<b>List Price:</b>	\$ 312,500
<b>Year Built:</b>	1958 approx.
<b>Lot Size:</b>	52' x 100'
<b>Heating:</b>	Forced Air Gas - Air Conditioning
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	Surface Parking
<b>Possession:</b>	To Be Arranged
<b>Taxes:</b>	\$3352.83/2009

## Special Features

### **Exterior appeal:**

- \* Located on a quiet tree lined street in the popular Belair Heights neighbourhood
- \* Premium location, backing onto Agincourt Park
- \* Attractive red brick exterior
- \* Updated windows
- \* Private side deck, ideal for summer barbequing
- \* Fully fenced backyard with interlocking brick
- \* Roof resingled, aluminum fascia/soffits 1999
- \* Seamless eavestroughing 2006
- \* Surface parking

### **Interior appeal:**

- \* Well maintained and tastefully updated
- \* L-shaped living room and dining room features two large corner windows, gas fireplace and is ideal for entertaining
- \* Large bright kitchen with oak cabinets, pot lighting, pots/pans drawers, ample cupboard space, and breakfast bar
- \* Gorgeous renovated main bathroom 2009
- \* Three well-proportioned bedrooms, all with hardwood flooring
- \* Fully finished basement includes a spacious recreation room with wood-burning fireplace, bedroom, 3 piece bathroom, laundry room, cold storage, cedar closet and storage/utility room
- \* Forced Air Gas Furnace 2009
- \* Central Air approx 2002

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, All Blinds, Alarm System, Bar Fridge in Basement

**Exclusions:** None

All above mentioned information is believed to be accurate but is not warranted.