

Welcome to 134 Ruskin Street

This is the one! Fantastic 3+1 bedroom home with lots to offer. Hardwood floors, stained glass windows, french doors. Main floor eating area/sunroom w/access to deck. Spacious living room w/gas FP, formal dining rm. Large reno'd kitchen. Elegant master bdrm w/wood burning FP & built in shelves. Updated full bathroom w/whirlpool tub. Finished basement w/rec rm, bedroom, 3pc bathroom, laundry. Detached garage.

Room Dimensions

MAIN LEVEL

Living Room	Main	15.04 X 13.04
Dining Room	Main	12.04 X 11.10
Kitchen	Main	18.00 X 9.10
Eating Area	Main	14.00 X 8.05

SECOND LEVEL

Master Bed	2nd Level	16.05 X 10.11
Bedroom 2	2nd Level	11.02 X 9.01
Bedroom 3	2nd Level	9.01 X 8.10
Full Bath	2nd Level	4 piece

BASEMENT

Family Room	Basement	19.01 X 10.02
Bedroom 4	Basement	12.07 X 10.02
Full Bathroom	Basement	3 piece

Property Details

List Price:	\$ 549,000
Taxes:	\$5,252/2008
Lot Size:	40.00 X 100.00
Heating:	Forced Air Gas - Air Conditioning
Rentals:	Hot Water Tank
Parking:	1 Garage Detached
Possession:	TBA

Special Features

Exterior appeal:

- Superb location on a quiet tree-lined street in the prestigious Civic Hospital neighbourhood
- Classic brick exterior - low maintenance
- Private driveway with single detached garage
- Landscaped front and rear yards
- South-facing hedged and fenced backyard with deck and interlock pathway to garage
- Mostly newer windows except stained glass
- Roof re-shingled in the Fall of 2007 - 30 year shingles
- Hook-up for gas barbeque

Interior appeal:

- Classic features such as hardwood floors, crown moulding, stained glass windows, high baseboards, French doors
- Convenient side entry foyer with mirrored double closet
- Tastefully decorated throughout
- Lovely living room with gas fireplace and bay window
- Separate formal dining room - perfect for entertaining, beautiful stained glass windows
- Renovated kitchen with pantry cupboards, computer nook and ceramic floor
- Light-flooded eating area/sunroom with high ceiling, palladium windows and terrace doors to deck
- Bright stairwell to second floor with gorgeous stained glass window
- Elegant master bedroom with wood-burning fireplace, built in shelves and large closet
- Well-proportioned secondary bedrooms
- Updated full bathroom on second floor with whirlpool tub, glass shower doors, ceramic tile and skylight
- Finished basement with recreation room, bedroom/office, 3 piece bathroom and laundry room
- Basement offers many convenient storage closets
- High efficiency gas furnace 2007
- Central Air Conditioning 2007
- Carpet in recreation room 2007

Inclusions: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, Alarm System, Auto Garage Door Opener

Exclusions: Freezer, Playhouse in backyard

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