

Welcome to 3001 Marcel Street

This lovingly maintained family home is located on a quiet, tree-lined street and features 4 bedrooms and 3 bathrooms. Hardwood floors. Entertainment sized living room, formal dining room. Bright, white kitchen overlooking main floor family room. Main floor sunroom, laundry and powder room. Great sized bedrooms on 2nd floor with updated full bathroom and renovated 3 piece ensuite. Finished basement. Attached garage with inside entry. Great hedged backyard with patio.

Room Dimensions

MAIN LEVEL

Living Room	Main	21.08 X 12.00
Dining Room	Main	11.05 X 9.09
Kitchen	Main	12.04 X 8.04
Family Room	Main	16.02 X 10.02
Sunroom	Main	11.07 X 8.00
Powder Room	Main	2 piece
Laundry Room	Main	

SECOND LEVEL

Master Bedrm	2nd Level	18.05 X 11.09
Ens Bath	2nd Level	3 Piece
Bedroom 2	2nd Level	13.04 X 9.11
Bedroom 3	2nd Level	11.04 X 8.07
Bedroom 4	2nd Level	9.10 X 9.09
Full Bath	2nd Level	4 Piece

BASEMENT

Recreation Rm	Basement	26.00 X 18.10
Other	Basement	14.04 X 11.02

Property Details

List Price:	\$ 399,900
Year Built:	1968 approx.
Lot Size:	58' x 100'
Heating:	Forced Air Gas - Air Conditioning
Rentals:	Hot Water Tank
Parking:	1 Garage Attached
Possession:	To Be Arranged
Taxes:	\$3858/2009

Special Features

Exterior appeal:

- * Located on a tree lined street in a fabulous neighbourhood
- * Within walking distance to schools, churches, public transit, shopping, parks and Mooney's Bay
- * Low maintenance exterior
- * Attached garage with inside entry
- * Hedged backyard with lovely patio
- * Updated windows on main floor
- * Roof resingled 2008

Interior appeal:

- * Lovely entry foyer with ceramic tile floor
- * Beautiful hardwood floors throughout
- * Spacious and elegant living room
- * Separate formal dining room, ideal for entertaining
- * Bright, white kitchen overlooks the family room
- * Main floor family room with wood-burning fireplace and beamed ceiling
- * Sunroom off family room has access to backyard
- * Main floor powder room/laundry
- * Spacious master bedroom with large closet & renovated 3 piece ensuite (2006)
- * Updated full bathroom with deep tub (~2000)
- * Great sized secondary bedrooms
- * Finished basement with recreation room and storage/utility rooms

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer

Exclusions: Dining Room Chandelier

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