

Welcome to 336 Rockhurst Road

Great opportunity to own in popular Wellington Village. Open concept living/dining rooms. Hardwood floors, wood stove, high ceilings. Eat-in kitchen. Main floor den and sunken sunroom. Two bedrooms, two bathrooms. Second bedroom has built in Murphy Bed. Unfinished high basement has potential. Walk to shops, restaurants and the GCTC in Wellington Village. Furnace 2002, water heater 2008, front lower roof 2007.

Room Dimensions

MAIN LEVEL

Living Room	Main	12.08 X 12.01
Dining Room	Main	13.02 X 12.08
Kitchen	Main	11.00 X 9.08
Sunroom	Main	16.05 X 7.09
Den	Main	10.07 X 8.00
Bathroom	Main	3 piece

SECOND LEVEL

Master Bed	2nd Level	12.06 X 11.07
Bedroom 2	2nd Level	8.09 X 8.06
Full Bath	2nd Level	3 piece

BASEMENT

Laundry Rm

Property Details

List Price:	\$ 389,900
Year Built:	1945 approx.
Lot Size:	40' x 45' irregular
Taxes:	\$3923/2009
Heating:	Forced Air Gas - Air Conditioning
Rentals:	none
Parking:	1 Garage Attached
Possession:	April or May 2010

Special Features

Exterior appeal:

- * Located on a tree lined street in a fabulous neighbourhood
- * Conveniently located close to schools, churches, public transit, parks, shopping and the GCTC
- * Attached garage and private driveway
- * Lower front roof resingled 2007
- * Some newer windows
- * Siding 2001
- * Gas BBQ line

Interior appeal:

- * Hardwood floors, high ceilings
- * Fabulous open concept living and dining rooms
- * Large dining room features a wood stove and vaulted ceiling
- * Vibrant kitchen with ample cupboard space, vaulted ceiling and eating area
- * Bright and inviting living room, ideal for entertaining
- * Sunken main floor sunroom/family room has patio doors to deck
- * Convenient main floor bathroom
- * Master bedroom boasts two windows, a walk in closet and new carpeting in October 2009
- * Second bedroom includes a built in Murphy bed
- * Renovated second floor bathroom features a marble countertop and a separate shower
- * Unfinished high basement has potential for development
- * Furnace 2002, Hot Water Heater 2008, Wood Stove 2007
- * Annual Encroachment fee on Tax Bill of \$30.20 for garage encroaching on City property

Inclusions: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Gas Dryer, All Window Blinds, Wood Stove, Freezer, Alarm System, Hot Water Heater

Exclusions: All curtains and rods

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