

# Welcome to 354 Sherwood Drive

Gorgeous renovated home in a fabulous location in the Civic Hospital area. Elegant living room with wood fireplace, separate formal dining room. Gourmet kitchen with sun-filled eating area. Large master bedroom with palladium window and skylight. Beautiful spa-like main bathroom. Hardwood floors, crown mouldings, leaded glass windows, stained glass windows. Family room in basement with high ceilings, 3pc bath/laundry room and large storage room. Fantastic covered deck in private south-facing backyard.

## Room Dimensions

### MAIN LEVEL

Living Room	Main	16.02	X	11.11
Dining Room	Main	14.06	X	10.00
Kitchen	Main	12.07	X	8.04
Eating Area	Main	11.08	X	9.00

### SECOND LEVEL

Master Bed	2nd Level	18.11	X	11.05
Bedroom 2	2nd Level	16.00	X	11.00
Bedroom 3	2nd Level	12.00	X	8.11
Full Bath	2nd Level	4 Piece		

### BASEMENT

Recreation Rm	Basement	18.02	X	17.10
Bath/Laundry	Basement	13.00	X	9.04
Storage Rm	Basement	18.00	X	10.04
Utility Rm	Basement			

## Property Details

<b>List Price:</b>	\$ 489,000
<b>Taxes:</b>	\$4361/2009
<b>Year Built:</b>	1945 approx.
<b>Lot Size:</b>	24' x 100'
<b>Heating:</b>	Forced Air Gas - Air Conditioning
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	2 car parking
<b>Possession:</b>	June 15, 2010

## Special Features

### **Exterior appeal:**

- \* Fabulous location in the popular Civic Hospital neighbourhood
- \* Classic red brick exterior
- \* Lovely stone walkway leads to the stately front door
- \* Parking for 2 cars accessed from Hinton Avenue
- \* Private/quaint/cafe-like south-facing backyard with little maintenance
- \* Large covered deck , perfect for summer shade and winter barbeque
- \* Roof resingled 2008 - 40 yr shingles

### **Interior appeal:**

- \* Original charm and character intact including hardwood floors, cove ceilings, leaded glass and stained glass windows
- \* Elegant living room with wood burning fireplace flanked by stained glass windows
- \* Separate formal dining room, ideal for entertaining, with patio doors to deck
- \* Beautiful white kitchen with lots of cupboards, pantry, under cabinet lighting
- \* Sun-flooded eating area with patio doors to deck
- \* Spacious master bedroom with cathedral ceiling, sitting area, skylight and palladium window
- \* Great sized secondary bedrooms
- \* Large spa-like full bathroom with large shower and 2 person whirlpool tub
- \* Finished high basement with spacious recreation room, 3 piece bathroom/laundry room plus large storage room
- \* Furnace 2000, Central Air approx 2004
- \* Updated electrical

**Inclusions:** Refrigerator, Gas Cooktop, Built in Oven, Microwave, Dishwasher, Window Blinds, Shed

**Exclusions:** Washer, Dryer, Freezer, Valance in Baby's Room, Electric Fireplace in Basement, Garden lights and fountain

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