

Welcome to 355 Sherwood Drive

Modern conveniences meet old world charm in this beautiful 3 bedroom home. Elegant living room has cove ceiling and charming stained glass windows flanking fireplace. Separate dining room with built in glass cabinets and large alcove. Kitchen fully renovated with ceramic floor and backsplash, and custom Deslaurier cabinets. Ceramic floor extends from kitchen through main hallway and into front vestibule with double doorway. Hardwood through out the main and second level.

Room Dimensions

MAIN LEVEL

| | |
|--------------|---------------|
| Living Room | 14.11 X 12.01 |
| Dining Room | 14.06 X 9.05 |
| Kitchen | 14.00 X 8.02 |
| Summer Porch | 8.04 X 7.05 |

SECOND LEVEL

| | |
|----------------|--------------|
| Master Bedroom | 18.02 X 8.11 |
| Bedroom 2 | 14.06 X 7.11 |
| Bedroom 3 | 11.00 X 8.00 |
| Full Bathroom | 4 piece |

THIRD LEVEL

| | |
|------|---------------|
| Loft | 18.03 X 14.05 |
|------|---------------|

Property Details

| | |
|--------------------|---|
| List Price: | \$ 468,900 |
| Year Built: | approx 65 years. |
| Lot Size: | 24.0' x 100' irreg lot, see survey |
| Taxes: | \$4270/2009 |
| Heating: | Forced Air Gas 2001 - Central Air Baseboard heater in 3rd floor loft |
| Rentals: | Hot Water Tank |
| Parking: | Garage and surface parking |
| Possession: | May 18, 2010 or TBA |

Special Features

Exterior appeal:

- * Located in prestigious Civic Hospital Area
- * Classic red brick exterior, low maintenance
- * Detached garage (right side) accessed from Hinton Avenue
- * Large backyard perfect for summer bbq's and gatherings
- * Windows 2007

Interior appeal:

- * Fully renovated with original character throughout
- * Hardwood floors throughout main and 2nd level
- * Elegant living room features cove ceilings, and stained glass windows flanking electric fireplace
- * Separate dining room with built in glass cabinets, and buffet alcove perfect for entertaining
- * Stunning Deslaurier kitchen with custom cabinets, ceramic floor and backsplash
- * Enclosed porch off of kitchen ideal for summer meals and morning coffee
- * Spacious south-facing master bedroom with 2 windows and double closet
- * Modern bathroom with ceramic floor
- * Well proportioned secondary bedrooms
- * Fabulous 3rd floor loft, ideal for playroom, office or teenage retreat
- * Unfinished basement provides future development potential

Inclusions: Stainless steel Refrigerator and Stove. Hood Fan, Dishwasher, all Window Coverings, Alarm System

Exclusions: Washer, Dryer, Wine fridge.

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