

Welcome to 360 Sherwood Drive

Absolutely stunning! Renovated with style this home sparkles inside & out! Gorgeous kitchen w/granite countertops. Spacious living room, gas fireplace & leaded glass windows. Formal dining room with french doors leading to a fabulous backyard oasis with sundeck & perennial gardens. Beautiful hardwood floors. Professionally finished recreation room with wet bar, granite countertops, pot lights & full bathroom with jet tub. Detached garage.

Room Dimensions

MAIN LEVEL

Living Room	Main	16.05	X	11.01
Dining Room	Main	13.04	X	9.08
Kitchen	Main	9.08	X	7.05

SECOND LEVEL

Master Bed	2nd Level	14.03	X	9.05
Bedroom 2	2nd Level	11.03	X	9.04
Bedroom 3	2nd Level	10.03	X	8.08
Full Bath	2nd Level	4 Piece		

BASEMENT

Recreation Rm	Basement	19.02	X	16.09
Bathroom	Basement	4 Piece		
Laundry				

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Wine Fridge in basement

Property Details

List Price:	\$ 415,000
Year Built:	1938 approx.
Lot Size:	24' x 100'
Heating:	Forced Air Gas - Air Conditioning
Rentals:	Hot Water Tank
Parking:	1 Garage Detached
Possession:	August 31, 2009 or later

Special Features

Exterior appeal:

- * Located in the desirable Civic Hospital neighbourhood
- * Within walking distance to schools, parks, shopping, restaurants, public transit
- * Fantastic curb appeal with attractive brick exterior, stone retaining wall, and manicured front lawn
- * Fabulous backyard oasis with flagstone walkways, sundeck and perennial gardens
- * Detached garage for one car parking

Interior appeal:

- * Spacious living room with gas fireplace, leaded glass windows, cove ceilings and hardwood floors
- * Formal dining room with cove ceilings, hardwood floors, and french doors to backyard
- * Renovated gourmet kitchen with granite counters, ceramic backsplash, pantry, pot lights and hardwood floors
- * Renovated main bathroom on second floor with ceramic tile floor
- * Spacious master bedroom with leaded glass windows and hardwood floors
- * Good sized secondary bedrooms, both with newer windows
- * Open staircase to basement from hall with hardwood steps
- * Professionally finished recreation room, wet bar with built in cabinetry, granite counters, newer windows and laminate flooring
- * Spacious renovated four piece bathroom in basement with jet tub and ceramic floor

Exclusions: Birdbath, Garden Girl and Metal Climber in backyard, Curtains in Living and Dining Rooms, Stained Glass in Dining Room Window

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