

Welcome to 383 Hinton Avenue S

Elegant Tudor style 4 bedroom, 2 bathroom home on a quiet tree-lined street. Lovely stone walkway & gorgeous flagstone front steps. Hardwood floors throughout main and second levels. Entertainment sized living rm with gas fireplace. Separate formal dining rm, perfect for entertaining. Bright, updated kitchen. Spacious bedrooms. Finished basement with recreation room & full bathroom. Large beautifully landscaped backyard with patio. Detached single car garage.

Room Dimensions

MAIN LEVEL

Living Room	Main	23.02	X	12.00
Dining Room	Main	13.06	X	12.04
Kitchen	Main	12.04	X	10.05

SECOND LEVEL

Master Bed	2nd Level	15.00	X	10.05
Bedroom 2	2nd Level	14.03	X	11.01
Bedroom 3	2nd Level	12.00	X	10.02
Bedroom 4	2nd Level	10.06	X	8.09
Full Bath	2nd Level	4 piece		

BASEMENT

Family Rm	Basement	25.06	X	10.06
Bathroom	Basement	4 piece		
Laundry Rm				
Utility Room/Storage				

Property Details

List Price:	\$679,900
Year Built:	1936 approx.
Lot Size:	60' x 104'
Taxes:	\$6173.60/2009
Heating:	Hot Water Gas
Rentals:	Hot Water Tank
Parking:	1 Garage Detached + Driveway
Possession:	May 27 or To Be Arranged

Special Features

Exterior appeal:

- * Located on a quiet tree-lined street in a fabulous neighbourhood
- * Conveniently located close to schools, churches, public transit, parks, and shopping
- * Beautiful tudor-style home
- * Fabulous curb appeal
- * Lovely stone walkway leads to the front door
- * Gorgeous flagstone front steps (2007)
- * Detached garage and private driveway for plenty of parking
- * New garage door and driveway (2000)
- * Beautifully landscaped front and rear yards
- * Large backyard with patio and perennial gardens
- * Backyard landscaped by Cullen and Installed Western Red Cedar fence (2004)
- * Pella windows 1990
- * Roof resingled 1996 (25 yr warranty)
- * Trusses in roof reinforced July 2009

Interior appeal:

- * Hardwood floors and beautiful satin Walnut trim
- * Entertainment sized living room with gas fireplace, and two large windows
- * Separate formal dining room, perfect for entertaining
- * Updated and bright Hawthorne kitchen (1995)
- * Four great sized bedrooms
- * Finished recreation room and 4 piece bathroom in basement
- * Panasonic wall Air Conditioning Unit (2005)
- * Wiring updated 1998 (Mike Fuller Ltd)
- * New furnace 2001 (Clement Marchand Ltd)

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Hood Fan, Freezer, Auto Garage Door Opener + Remote, Window Blinds, Hot Water Tank, Alarm System, Generator, All Light Fixtures, Workbench and shelves in Basement, Awnings, Wall Unit Air Conditioner

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