

Welcome to

42 Kinnear Street

Beautifully renovated semi on family-friendly street. Walk to both Fairmont Park and Reid Park. Stunning new kitchen with granite countertops overlooks large sun deck with fully landscaped south-facing yard. Main floor powder room. Separate living and dining rooms. Large master bedroom with walk-in closet. Gleaming four piece bathroom. Hardwood floors through-out. New furnace 2009, windows 2004.

Room Dimensions

MAIN LEVEL

Living Room	Main	14.10 X 11.05
Dining Room	Main	12.01 X 11.01
Kitchen	Main	12.00 X 7.06
Powder Room	Main	2 piece

SECOND LEVEL

Master Bed	2nd Level	15.03 X 10.08
Bedroom 2	2nd Level	10.09 X 9.02
Bedroom 3	2nd Level	10.00 X 9.03
Full Bath	2nd Level	4 piece

BASEMENT

Laundry Room
Storage
Utility

Property Details

List Price:	\$ 409,900
Year Built:	1945 approx.
Lot Size:	26' x 90'
Taxes:	\$4069/2009
Heating:	Forced Air Gas - Central Air
Rentals:	Hot Water Tank
Parking:	Detached Garge + Driveway
Possession:	June 24, 2010 or TBA

Special Features

Exterior appeal:

- * Located on a quiet, family-friendly street in a fabulous neighbourhood
- * Classic red brick semi-detached home
- * Detached garage and long driveway
- * Landscaped front and rear yards
- * Private south-facing fenced backyard with large deck(2008)
- * Windows 2004
- * Roof re-shingled approx 1998

Interior appeal:

- * Neutral decor throughout
- * Hardwood floors, classic archways and cove ceilings
- * Bright living room and separate dining room
- * Beautifully renovated kitchen (2004) with pots/pans drawers, granite counters, under cabinet lighting, ceramic backsplash and floor
- * Main floor powder room with glass block accent
- * Spacious master bedroom with walk-in closet
- * Updated full bathroom with gleaming white tile
- * Well proportioned secondary bedrooms
- * Built-in linen closet in upper hallway
- * Unfinished basement with potential to finish
- * New furnace 2009

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Blinds, Drapes, Alarm System

Exclusions: none

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

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