

Welcome to 50 Moorcroft Road

Fabulous three bedroom bungalow located on a beautifully landscaped lot in the heart of Briargreen. Open concept living and dining rooms with gas fireplace, main floor family room, spacious eat in kitchen. Beautiful hardwood floors, newer windows, newly updated recreation room with high ceilings. Gorgeous fully fenced private yard with large sundeck and perennial gardens. Single attached garage with inside entry.

Room Dimensions

MAIN LEVEL

Living Room	19.00 X 12.09
Dining Room	12.01 X 10.00
Kitchen	12.00 X 11.11
Family Room	15.00 X 10.08
Solarium	8.10 X 5.08
Master Bed	13.05 X 12.06
Ens Bath	2 Piece
Bedroom 2	10.07 X 9.08
Bedroom 3	12.01 X 9.04
Full Bath	4 Piece

BASEMENT

Recreation Rm	23.06 X 17.00
Partial Bath	2 Piece
Storage Room/Utility Room	
Laundry	

Property Details

List Price:	\$ 419,900
Year Built:	1968 approx.
Lot Size:	72' X 100'
Heating:	Forced Air Gas - Air Conditioning
Rentals:	Hot Water Tank
Parking:	1 Garage attached, inside entry
Possession:	Late August

Special Features

Exterior appeal:

- * Located on a tree lined street in a fabulous neighbourhood
- * Within walking distance to schools, churches, and public transit
- * Landscaped front and rear yards
- * Large fully fenced backyard with sundeck and water feature
- * Single car garage with inside entry and plenty of driveway parking
- * Newer windows
- * Roof - 2002

Interior appeal:

- * Beautiful decor and hardwood floors throughout main level
- * Entertainment sized living room with gas burning fireplace
- * Separate formal dining room
- * Bright eat-in kitchen
- * Family room off of kitchen looking onto backyard
- * Spacious master bedroom with 2 piece ensuite bath
- * Well proportioned secondary bedrooms
- * Finished basement with large newly updated rec-room and high ceilings

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Upright Yellow Freezer in Basement, Alarm System, Gazebo

Exclusions: Small Freezer in Basement, Dining Room Chandelier, Decorative Glass in Front Door and Side Lite

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