

# Welcome to

# 66 Claridge Drive

Gorgeous freehold townhome with many upgrades. Separate living & dining rooms with beautiful hardwood floors & custom built-ins. Large kitchen with patio doors out to backyard oasis perfect for outdoor entertaining. Spacious master bedroom and well proportioned secondary rooms. Spa-like main bath with soaker tub & stand-alone shower. Family room in basement with gas fireplace. Attached garage with inside-entry. Large deck with canopy in south-facing backyard.

## Room Dimensions

### MAIN LEVEL

Living Room	16.20 X 13.00
Dining Room	11.00 X 9.40
Kitchen	14.00 X 9.80
Powder Room	2 piece

### SECOND LEVEL

Master Bedroom	17.20 X 15.00
Bedroom 2	10.60 X 10.00
Loft	12.00 X 11.20
Full Bath	4 piece

### BASEMENT

Family Room	18.80 X 14.30
Store Room	
Laundry	

\* room measurements as per builder plan

## Special Features

### **Exterior appeal:**

- \* Located in popular Longfields neighbourhood
- \* Attractive brick and siding exterior, low maintenance
- \* Perennial gardens line walkway leading to welcoming front entry
- \* Attached single car garage with inside entry
- \* Beautiful fenced/hedged backyard with large deck and canopy perfect for outdoor living
- \* Within walking distance to all amenities including park with play structure

### **Interior appeal:**

- \* Beautiful decor throughout with hardwood floors on main level
- \* Inviting and elegant living room
- \* Custom built-in roll away display cabinet hides additional storage under stairs
- \* Separate dining room with custom banquette seating with plenty of storage ideal for entertaining
- \* Bright updated white kitchen with ample cupboard space and breakfast bar. Opens to dining room and backyard deck
- \* Convenient main floor powder room
- \* Spacious master bedroom with floor to ceiling wall of closet
- \* Luxurious main bath with large soaker tub and stand-alone shower
- \* Well proportioned secondary bedroom
- \* Loft with palladium window ideal den, home office, or easily converted back to 3rd bedroom
- \* Finished basement family room with gas fireplace and plenty of storage

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Deck Canopy.

## Property Details

<b>List Price:</b>	\$ 279,900
<b>Year Built:</b>	2001 approx.
<b>Lot Size:</b>	20.01' x 113.48'
<b>Taxes:</b>	\$2736/2010 approx
<b>Heating:</b>	Forced Air Gas Central Air (2010)
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	1 car garage w/inside entry surfaced parking

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

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