

Welcome to

69 Gwynne Avenue

Beautiful 4 bedroom, 3 bathroom home in prestigious Civic Hospital area. Stunning remodelled kitchen with granite counter-tops. Entertainment sized living room with cove mouldings and wood burning fireplace. Separate formal dining room. Main floor family room overlooking backyard. Master bedroom boasts ensuite with jet-tub and granite counter-tops. Hardwood floors throughout. Finished basement with recreation room. Backyard features deck and patio.

Room Dimensions

MAIN LEVEL

Living Room	17.10 X 12.01
Dining Room	10.01 X 10.00
Kitchen	10.00 X 8.09
Family Room	20.04 X 12.00
Powder Room	2 piece

SECOND LEVEL

Master Bed	13.09 X 9.05
Ensuite Bath	4 piece
Bedroom 2	13.06 X 10.01
Bedroom 3	10.01 X 9.10
Bedroom 4	9.02 X 8.10
Full Bath	4 piece

BASEMENT

Family Room	20.04 X 12.00
Laundry Room	

Property Details

List Price:	\$ 649,000
Year Built:	1945 approx.
Lot Size:	40.7' X 88.10'
Taxes:	\$5113/2010 approx
Heating:	Forced Air Gas - Central Air
Rentals:	Hot Water Tank
Parking:	Single car attached w/ inside entry, interlock brick driveway
Possession:	TBA

Special Features

Exterior appeal:

- * Located in prestigious Civic Hospital area
- * Fabulous curb appeal with classic red brick exterior and wrought iron railing that leads up to stunning new front door with leaded glass. Back door is also new.
- * Attached single car garage with inside entry Interlock brick driveway has ample surface parking.
- * Backyard deck and patio perfect for outdoor entertaining

Interior appeal:

- * Hardwood floors throughout
- * Entertainment sized living room with cove mouldings, bay window, and wood burning fireplace
- * Separate formal dining room
- * Large main floor family room overlooking backyard
- * Beautifully renovated kitchen with granite counter-tops, under cabinet lighting, ceramic backsplash and ceramic floors
- * Hardwood stairs lead up to second floor
- * Master bedroom boasts ensuite bath with jet-tub, built in vanity, and granite counter-top
- * Updated main bath with new vanity and granite counter-tops
- * Finished basement rec-room, laundry, and plenty of storage.

Inclusions: Refrigerator, Dishwasher, Microwave, Washer, Dryer, Auto Garage Door Opener + 2 Remotes,

Exclusions: Stove, Electric Fireplace in Family Room

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

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