

# Welcome to 75 Belmont Avenue

This lovely two storey three bedroom home features spacious living and dining rooms, three bedrooms, two updated bathrooms, hardwood floors, wood burning fireplace, finished recreation/family room in the basement, private driveway for two car parking, fully fenced and landscaped backyard with sundeck.

## Room Dimensions

### MAIN LEVEL

Living Room	15'04" X 12'03"
Dining Room	12'02" X 11'02"
Kitchen	12'00" X 9'08"

### SECOND LEVEL

Master Bed	12' 03" X 9' 07"
Bedroom 2	11' 05" X 8' 08"
Bedroom 3	12' 03" X 7' 09"
Full Bath	4 Piece

### BASEMENT

Family Room	13' 03" X 12' 00"
Laundry	
Bathroom	3 Piece
Store room	

## Property Details

<b>List Price:</b>	\$ 529,900
<b>Year Built:</b>	1945/approx
<b>Lot Size:</b>	33' X 81'
<b>Heating:</b>	Forced Air Gas - Air Conditioning
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	Surfaced Parking
<b>Possession:</b>	September 2010/TBA

## Special Features

### **Exterior appeal:**

- \* Attractive red brick exterior
- \* Fenced and landscaped backyard with large sundeck and treehouse
- Private driveway with parking for two cars

### **Interior appeal:**

- \* Classic charm throughout this lovely two storey home
- \* Spacious living room with hardwood floors, picture window, wood burning fireplace
- \* Formal dining room with hardwood floors and patio doors to backyard
- \* Good sized kitchen with ceramic tiled floors
- \* Convenient side entry off kitchen
- \* Large master bedroom with hardwood floors
- \* Good sized secondary bedrooms with hardwood floors
- \* Great closet space in all bedrooms on second floor
- \* Updated four piece bathroom on second floor
- \* Family room in basement with wall to wall carpeting, mostly newer windows and pot lighting
- \* Beautifully renovated three piece bath/laundry room in basement with ceramic tiled flooring

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, All Electrical Light Fixtures, Tree House in Backyard, Drapes and Blinds

**Exclusions:** None

House has Ureaformaldehyde insulation - Air quality test has been conducted and the results will be available July 23rd. Air quality test results from 2006 available upon request.

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