

Welcome to 99 Reid Avenue

Charming 3 bedroom home located in prestigious Civic Hospital neighbourhood. Entertainment sized living room boasts wood burning fireplace & cove ceiling. Separate formal dining room with buffet alcove, leaded glass windows, & cove ceiling. Gleaming white kitchen with stainless steel appliances. Main floor family room addition with berber carpet. Gleaming hardwood floors throughout original house. Large master bedroom with his & her closets & window alcove.

Room Dimensions

MAIN LEVEL

Living Room	20.04 X 11.06
Dining Room	12.04 X 12.00
Kitchen	13.02 X 9.01
Family Room	30.00 X 13.00
Powder Room	2 piece

SECOND LEVEL

Master Bed	19.00 X 10.03
Bedroom 2	11.06 X 9.07
Bedroom 3	11.06 X 9.07
Full Bath	4 piece

BASEMENT

Laundry Room

Special Features

Exterior appeal:

- * Located in prestigious Civic Hospital area
- * Classic red brick exterior with siding
- * Detached single car garage
- * Paved driveway for 3 additional cars
- * Good sized back-yard
- * Within walking distance of parks, shopping, and public transit

Interior appeal:

- * Hardwood floors throughout original house
- * Classic features including cove ceilings and leaded glass windows
- * Entertainment sized living room with wood burning fireplace
- * Separate formal dining room with buffet alcove
- * Bright white kitchen with stainless steel appliances, easy access to both dining room and main floor family room
- * Large main floor family room with berber carpet
- * Convenient main floor powder room
- * Bright stairway to second floor accented by beautiful leaded glass window
- * Spacious master bedroom with his & hers closets
- * Good sized secondary bedrooms
- * Updated full bathroom 2003
- * Gas furnace and Central Air 2001

Inclusions: 2 Refrigerators, Stove, Dishwasher, Microwave Hood-fan, Washer, Dryer, Freezer, All Existing Window Coverings

Exclusions: Light fixtures in the main floor and upper hallways.

Property Details

List Price:	\$ 549,000
Year Built:	1947 approx.
Lot Size:	47' x 90'
Taxes:	\$5527/2009 approx
Heating:	Forced Air Gas - Central Air
Rentals:	none
Parking:	Single detached garage, surfaced parking for 3 additional
Possession:	TBA

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