



# Welcome to *59 Herschel Crescent*

Spacious Home on a Mature Lot!

Asking Price: \$399,900



*Presented By*

**RE/MAX**  
**Affiliates**  
Realty Ltd, brokerage

**\*GEOFF & BOBBIE<sup>†</sup>**  
**MCGOWAN**

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## Room Sizes

### Main Level

Living Room:	17.06	x	13.00
Dining Room:	11.02	x	10.08
Kitchen:	9.09	x	5.04
Eating Area	9.09	x	11.07
Family Room:	15.04	x	11.07

### Second Level

Master Bedroom:	15.02	x	11.06
Ensuite Bathroom:	3 Piece		
Bedroom 2:	11.01	x	10.07
Bedroom 3:	10.07	x	9.02
Bedroom 4:	11.05	x	10.08
Bathroom:	4 Piece		

### Lower Level

Recreation Room:	17.02	x	13.02
Utility:	14.09	x	8.09
Workshop:	10.08	x	10.02
Laundry			

## General Information

<b>Style</b>	2 Storey, detached
<b>Bedrooms:</b>	4
<b>Bathrooms</b>	3
<b>Year Built:</b>	1977/Approx
<b>Taxes:</b>	\$3,845/2014
<b>Heat:</b>	Forced air, natural gas
<b>Fireplace:</b>	1, Wood
<b>Air Conditioning:</b>	Central
<b>Basement:</b>	Fully finished
<b>Lot Size:</b>	60.00 ft x 100.00 ft
<b>Roll #:</b>	0614300811505000000
<b>Possession:</b>	TBA
<b>Rental Equip:</b>	Hot Water Tank
<b>Neighbourhood:</b>	Katimavik
<b>Inclusions:</b>	Dishwasher, Auto Garage Door Opener

## Features of this Home

- This lovely four bedroom single family home is located on a quiet street in the family community of Katimavik with easy access to top elementary and high schools. This home is also just steps away to a series of parks and pathways.
- The newly paved driveway leads to the front entry and the double garage. The garage doors have been replaced.
- The mature, well landscaped front garden provides great curb appeal.
- The spacious front entry foyer offers easy to care for linoleum flooring and a large double coat closet with sliding colonial doors.



## Features of this Home

- Double French doors provide access into the spacious living room which boasts a vaulted ceiling and site finished strip hardwood flooring.
- The spacious dining room boasts strip oak hardwood flooring, an upgraded chandelier and a French door separating the dining room from the kitchen.
- The kitchen is well-designed and open to the sunken family room. Here you'll find an abundance of cabinetry, lots of counter space, tile backsplash, double stainless steel sink, a microwave hood fan and a large pantry. Plenty of room still in the eating area.
- The sunken family room features quality laminate flooring, a top quality, air tight wood burning fireplace insert with tile surround and built-in shelving on either side. Also note the oversized patio doors leading out to the beautifully private backyard.
- Located just off the front entry hall is a convenient two piece powder room which offers an upgraded vanity with granite countertop with an under mount sink, an upgraded mirror and upgraded lighting.
- The back hall also provides access to the double car garage with two garage door openers.
- A full hardwood staircase leads to the second level. Note the unique window on the landing that overlooks the living room.
- All secondary bedrooms are spacious and offer plenty of closet space and ample windows.
- The master bedroom is well-designed and boasts neutral wall-to-wall carpeting and a walk-in closet in addition to a double clothes closet with sliding doors. Here you will also find a handy three piece ensuite with an upgraded granite vanity and a ceramic tile shower.
- The lower level is well-developed with a spacious recreation room with a wall of built-in closets as well as storage shelving plus the den or hobby room area. The window brings in natural light into the area.
- Laundry facilities are also located in the basement and there is plenty of room for additional storage in the unfinished area of the basement.
- Furnace - 1998, Roof - 2014, Driveway - 2014
- Newer vinyl windows throughout the upper two levels.

***We would be pleased to present your offer.***



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