

738

NAKINA WAY

SPLENDID END UNIT!
3 BEDROOM, 3 BATH

\$379,900



Located on a quiet street in the popular
neighbourhood of Riverside South.

RE/MAX AFFILIATES | *Geoff & Bobbie* MCGOWAN
REALTY LTD, BROKERAGE

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Room Sizes

MAIN LEVEL

Foyer	
Living Room	17.04 x 11.01
Dining Room	11.00 x 10.06
Kitchen	10.00 x 8.09
Eating Area	10.04 x 9.00
Bathroom	2 Piece

SECOND LEVEL

Master Bedroom	17.06 x 11.09
Walk-in Closet	
Ensuite Bathroom	4 Piece
Bedroom	13.01 x 9.04
Bedroom	11.00 x 9.04
Full Bathroom	
Laundry Room	

LOWER LEVEL

Family Room	18.04 x 17.02
Storage	

General Info

Style	2 Storey Row Unit Townhome
Bedrooms	3
Bathrooms	3
Year Built	2007 / Approximately
Builder	Richcraft
Parking	Attached 1 Car Garage
Taxes	\$3,644.62 / 2017
Heat	Forced Air Natural Gas
Air Conditioning	Central Air Conditioning
Water / Sewer	Municipal / Sewer Connected
Basement	Full / Fully Finished
Fireplace	1 - Gas
Lot Size	25.95' x 108.27'
Rental Equipment	Hot Water Tank
Neighbourhood	Riverside South

Inclusions: Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, Automatic Garage Door Opener, Central / Built-in Vac, All Blinds

Exclusions: All drapes and curtains

General Info

- This impeccable, upgraded end unit townhome offers an appealing, open-concept floor plan.
- A covered portico shields one from inclement weather as you enter into the spacious foyer which features ceramic tile floor, a double clothes closet and access to the single attached garage.
- Gleaming strip hardwood floors grace the main level.
- The beautiful kitchen is open to the main living space and boasts a large centre island with double stainless steel sinks as well as an abundance of cabinetry and counterspace, an attractive subway tile backsplash, stainless steel appliances and upgraded ceramic tile floors.
- The spacious eating area has a large triple pane patio door which affords access to the large, two-level deck and the fully fenced backyard. Note the transom window above the patio door
- Also found on the main level is the powder room with a pedestal sink and ceramic tile floors.
- A striking curved staircase with oak handrail and pickets leads to the upper level. Notice the large window in the stairwell flooding the area with natural light
- Double entry doors lead into the spacious master suite which features generous windows, a huge walk-in closet, and a nicely upgraded 4 piece ensuite bathroom with oversized soaking tub, corner shower and large vanity.
- Both secondary bedrooms are spacious with large windows and ample closet space as well as low pile neutral carpeting.
- The main bathroom is well appointed with a large shower/tub enclosure with ceramic tile surround, an attractive shaker style vanity and neutral flooring.
- Laundry facilities are conveniently located on the upper level.
- The enormous lower level family room boasts a large window, a gas fireplace and low pile carpeting. This area is perfect for a home theatre or games room.
- There is plenty of room for storage in the unfinished area of the basement.
- Heating is provided by a high-efficiency gas furnace and both central air conditioning and a humidifier have been installed.

*This information is believed to be accurate but is not warranted.



This beautifully maintained and upgraded 3 bedroom end unit townhouse boasts a fantastic floor plan with 9 foot ceilings and hardwood floors on the main level, a well-designed kitchen open to the main living areas and a striking curved staircase. Other features include a large master suite with walk-in closet and full ensuite bathroom, generous secondary bedrooms, a convenient 2nd floor laundry and a lovely lower level family room.





For more information or to arrange a private viewing of this home, please contact us:

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