

# 11 Tunbridge Crescent



Superbly Renovated Inside & Out! Stone/Stucco Exterior - Great Curb Appeal, Gleaming Hardwood Floors, Walk-out to Deck, Steps to Shopping, Schools, TTC! Great Highway Access!



## PROPERTY DETAILS

### LEGAL DESCRIPTION

Plan 4738, Lot 45

### LOT SIZE

50 x 100 Feet

### TAXES

\$3,673.78 (2016)

### POSSESSION

December/TBA

### PARKING

Private Drive,  
Attached Skylit Garage

Cathy Graham, Sales Representative



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*Years of Proven Performance...Makes The Difference*



**MAIN LEVEL**

Lovely Front Veranda Opens to Spacious **FOYER** Boasting Custom Entry Door with Decorative Glass Insert, Ceramic Floor, Guest Closet

**LIVING ROOM**

Gracious in Size, Crown Moulding, Gleaming Hardwood Floor, Mullioned Triple Windows, Adjacent to Dining Room

**DINING ROOM**

Adjoins Living Room, Full Suite, Crown Moulding, 3/4" Hardwood Floor, Mullioned Double Windows

**KITCHEN**

Renovated! Ceiling Fan, Ample Cherry & Maple Cabinetry, Some Glass Door Inserts, Generous Prep Area, Pantry, Side Served/Desk Area, Recessed & Task Lighting, Ceramic Backsplash & Floor, Stainless Steel LG Refrigerator, Gas Stove, Built-in Microwave/Fume Hood, Bosch Dishwasher, Picture Window



**INCLUSIONS & IMPROVEMENTS**

All Electric Light Fixtures, All Window Coverings, Dishwasher, Washer, Dryer, Central Air, Central Vacuum, Garage Door Opener & Remote, Security System (monitoring fees extra), 90% of Lights are LED, 100 AMP Panel, Copper Wiring/Plumbing, Inground Sprinkler System

**2015**

Refrigerator, Stove, Microwave/Fume Hood

**2013**

Driveway

**2012**

Front Porch, 4" Thick Stucco/Stone Exterior, Eaves & Gutters, Front/Side Exterior Entry Doors

**2011**

Pella Windows

**2006**

Roof, Gas Burner/Equipment, Hot Water Tank (Owned)

**PLEASE EXCLUDE**

Lower Level Refrigerator & Freezer  
Exterior Front Light, Satellite Dish on Deck

**MASTER BEDROOM**

Ceiling Fan, Double Closet, Hardwood Floor, Rear Garden View

**SECOND BEDROOM**

Spacious Closet, Hardwood Floor, Sliding Glass Door to Deck, Patio & Rear Garden

**THIRD BEDROOM**

Spacious Closet, Hardwood Floor, Picture Window

**UPDATED MAIN FOUR PECE BATH**

Vanity, Tub/Shower Combination, Ceramic Floor

**LOWER LEVEL**

**RECREATION ROOM**

Entertainment Size! Gas Fireplace with Remote, Granite Hearth, Display Mantle, Corner Wet Bar, Recessed Lighting, Broadloom, Above Grade Windows

**GAMES ROOM**

Open Concept! Recessed Lighting, Broadloom, Above Grade Window

**FOUR PIECE BATH, LAUNDRY/FURNACE/UTILITY ROOM, WORKSHOP, CANTINA, AMPLE STORAGE**

