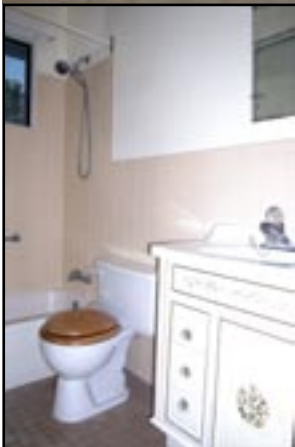




Nancy Benson
Sales Representative



1538 Caverley Street
"Riverview Park"



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1538 Caverley Street

\$249,900

Great opportunity to own a home in Riverview Park! Create an interior decor you can call your own. This solidly built brick 3 bedroom bungalow awaits your personal touches and can easily be transformed to accommodate a family or for those who wish to down size for the future. Riverview Park is a wonderful neighbourhood close to Hospitals along Smyth Road and just minutes from convenience stores, parks and public transportation.

Distinctive Features

- Mature tree lined street
- Cedar hedge around private rear garden
- Double detached garage with individual garage door openers
- "L"-shaped living & dining room with hardwood floors
- Wood burning fireplace
- "Pella" thermopane windows
- Eat-in kitchen with "Hanover" cabinetry
- Three season Sunroom overlooking west facing garden
- Hardwood floors in most rooms
- Full height basement with recreation room & powder room
- Loads of built-in storage
- Full workshop with additional electrical outlets for shop equipment
- Laundry shute in main bathroom (to basement laundry area)
- Intercom system installed

Main Floor

**Foyer:**

Sheet floor, single guest clothes closet

Living Room:19¹⁵" x 11¹⁵"

Hardwood floor, wood burning fireplace with brick surround

Dining Room:8⁸" x 8⁵"

Hardwood floor, closet

Kitchen:10¹¹" x 8'

Hardwood floor, custom "Hanover" kitchen cabinetry, with ceramic tile backsplash, stainless steel sink with vegetable sprayer and window above

Eat-in Area:6⁶" x 6²"

Complete with bench seating

Sunroom:11⁸" x 8⁸"

Overlooks rear garden, windows all around

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- Master Bedroom:** 11'5" x 10'6" Hardwood floor, overhead light fixture, double clothes closet
- Bedroom:** 11'6" x 8'9" Hardwood floor, overhead light fixture, single clothes closet
- Bedroom:** 11'1" x 7'9" Hardwood floor, overhead light fixture, single clothes closet
- Bathroom:** 7'8" x 5' 4-piece, sheet floor, ceramic tile tub surround, hand held shower head, vanity with sink and single lever faucet, storage cabinet with laundry chute



- Recreation Room:** 22'6" x 14'8" Sheet floor, wood panelling, wet bar area 7'9" x 5'8" plus plenty of additional storage, intercom to kitchen
- Bathroom:** 7'3" x 4'3" Two-piece, sheet floor
- Laundry** 11'6" x 7'8" Concrete floor, laundry tub and sink
- Work Shop:** 15'4" x 10'9" Concrete floor
- Storage:** 11'2" x 5'10" Concrete floor

Property Details	
Legal Description:	Lot 238, Plan 605; S/T OT18676, OT22121, OT37388
Lot Size:	54.00 feet x 100.25 feet Note: Area behind garage is hydro easement but, can be enjoyed by owners
Survey:	No survey available
Taxes:	\$2,971. ⁴⁹ (2007)
Parking:	Double detached garage, plus additional surface parking
Heating:	Forced air natural gas (Installed in approximately 1994)
Cooling:	Central Air
Inclusions:	Fridge, stove, hoodfan, dishwasher, freezer, alarm system hardware, intercom (All in "As Is" condition), all light fixtures as presently installed
Exclusions:	Dining room light fixture, two kitchen light fixtures
Rental Equipment:	Hot water tank
Possession:	Immediate or To Be Arranged (As per Probate, "Estate Conditions Prevail")

The enclosed information is believed to be accurate, but it is not warranted