

# 1762 Prestwick Drive

## "Queenswood Heights South"

**\$182,900**

This immaculate carriage home is located in tranquil Queenswood Heights South. Situated on a lush oversized lot with cedar hedges & a fenced yard with a lovely deck and protective awning. This home offers 3 good sized bedrooms, all with ample closet space, 1 1/2 bathrooms, plus an oversized living room with parquet floor & cozy wood burning fireplace. The pristine white kitchen with ceramic tile floor & backsplash features a pantry, convenient work island food preparation area and an Instapure water filtration system. The lower level is fully finished and has a recreation room, 2 piece bath and laundry area.

### ✦ Main Floor ✦

<b>FOYER:</b> 7'9" x 5'7"	Ceramic tile floor, double clothes closet with mirror doors		
<b>KITCHEN:</b> 11'10" x 9'8"	Ceramic tile floor & backsplash, access to single car garage, double stainless steel sink. White cabinetry, pantry, island, "Instapure" water filter, fridge, stove & hoodfan, dishwasher, blinds & ceiling fan	<b>LIVING ROOM:</b> 18'2" x 11'8"	Parquet floor, patio door to deck with overhead awning, wood burning fireplace
<b>DINING ROOM:</b> 14'2" x 9'	Parquet floor		

### ✦ Second Floor ✦

<b>MASTER BEDROOM:</b> 16' x 13'9"	Hardwood laminate floor, 4 door clothes closet, cove mouldings, new vinyl windows	<b>BATHROOM:</b> 9'4" x 5' (Cheater Ensuite)	4 piece, ceramic tile floor & bath enclosure, exhaust fan, medicine cabinet with 3 mirror doors, full vanity (for storage)
<b>BEDROOM:</b> 11'3" x 9'4"	Wall-to-wall grey broadloom, double clothes closet	<b>BEDROOM:</b> 10'4" x 8'6"	Wall-to-wall grey broadloom, double clothes closet

### ✦ Basement ✦

<b>POWDER ROOM:</b> 6'3" x 5'	2 piece, sheet vinyl floor, wall-to-wall white vanity, wall mirror, bar lighting & exhaust	<b>RECREATION ROOM:</b> 17'4" x 17'	Wall-to-wall grey broadloom, overhead lighting, storage area under stairs
<b>LAUNDRY/ UTILITY ROOM:</b> 15'1" x 9'2"	Concrete floor		

### Details

<b>Legal:</b>	Plan M22 Block C, Part 38 & 38 50R3252
<b>Taxes:</b>	\$2,028 (2004)
<b>Lot Size:</b>	30.00 x 100.00 Feet
<b>Parking:</b>	Attached Garage, Inside Entry, Driveway Surface Parking
<b>Heating:</b>	Forced Air, Natural gas
<b>Cooling:</b>	Central Air Conditioning
<b>Inclusions:</b>	Dishwasher, hoodfan, Instapure water filter, fridge (in basement), blinds, central air conditioning, humidifier, storage shed, fridge (in kitchen), stove
<b>Exclusions:</b>	N/A
<b>Rental:</b>	Hot water tank
<b>Possession:</b>	To Be Arranged

\* THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED