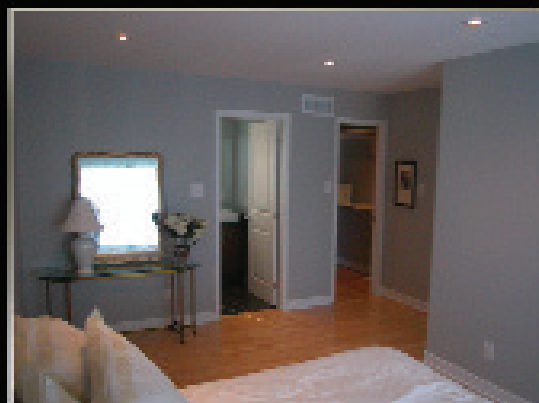



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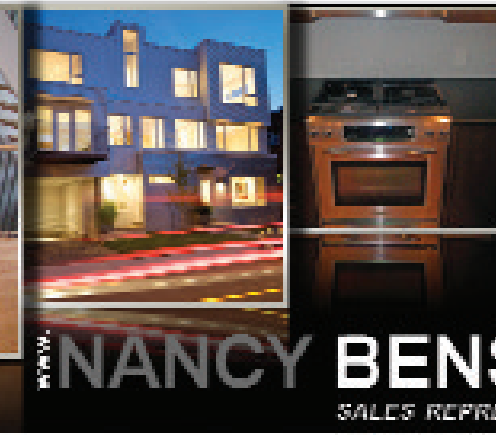
385 MACKAY STREET - NEW EDINBURGH



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Web: www.nancybenson.com Email: nancy@nancybenson.com

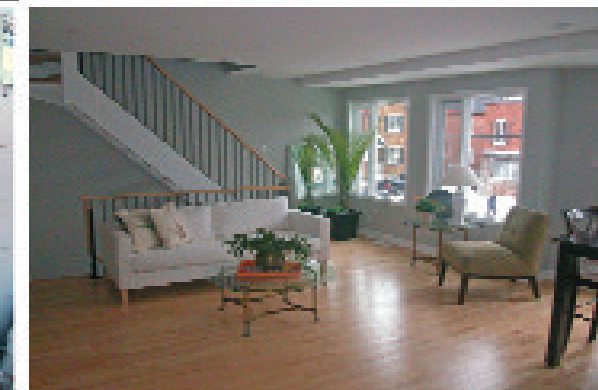
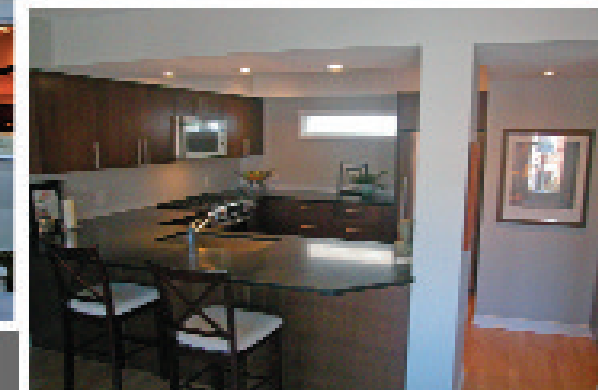


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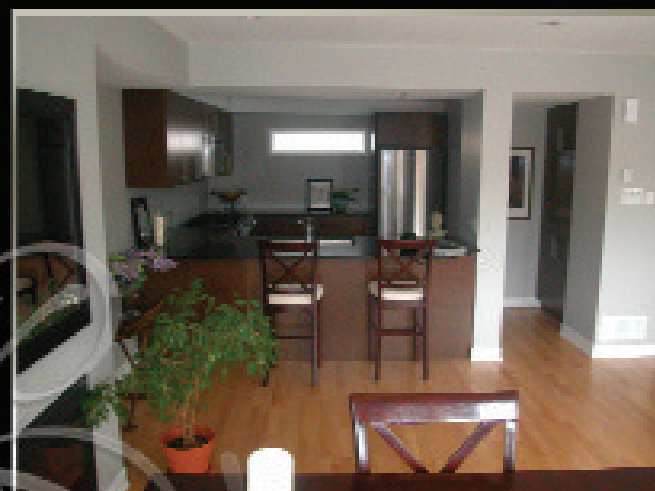
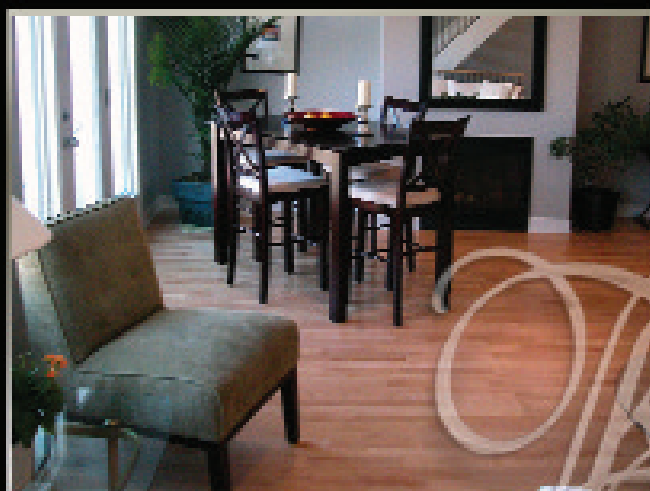
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FEATURES INCLUDE

- 2 1/2" light maple hardwood installed throughout
- Halogen pot lighting on all floors
- Black wrought iron railing (installed on all staircases) with maple cap
- 4 bathrooms all with contemporary cabinetry, faucets and sinks
- Central vacuum system roughed in to all floors
- Oversized vinyl clad windows with painted wood interiors
- Décor electrical switches and wall plugs
- Brushed stainless steel door hardware
- Kitchen with espresso coloured cabinetry & clean line stainless steel bar pulls
- Fisher & Paykel Stainless steel fridge installed
- Lazy Susan installed in swivel corner cabinet
- Two banks of pot drawers
- Stainless steel gas Kitchen Aid stove
- Stainless steel Panasonic microwave/hoodfan
- Stainless steel Kitchen Aid Dishwasher
- Double pantry
- Natural gas fireplace
- Full glass door to east facing balcony with clean glass panel
- Clean line open riser staircase
- 12" x 24" Porcelain tile installed in bathroom
- Gray Slate tile in main 4-piece bath
- Slate tile front walkway and rear patio
- Tarion Home Warranty program



MAIN FLOOR

Foyer:	10' x 6'	Hardwood floor, large east facing windows, double door guest closet with mirrored doors, pot lighting, open staircase to second floor
Powder Room:	2-piece,	pot lighting
Family Room:	11'11" x 10'11"	Hardwood floor, sliding patio door to back yard, high baseboards, pot lighting
Bedroom/Office:	11' x 9'4"	Hardwood floor, large west facing windows, double door clothes closet with mirrored doors

SECOND FLOOR

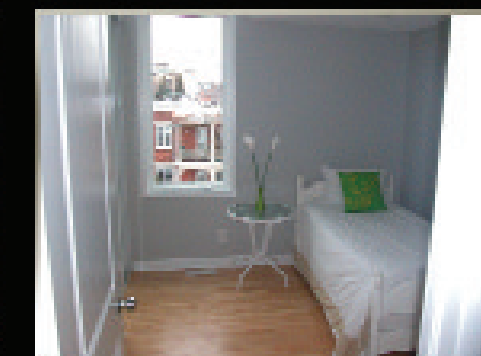
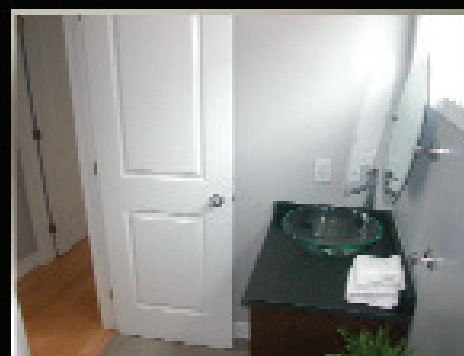
Living Room:	15'6" x 12'6"	Hardwood floor, open concept to dining room and kitchen, 2 east facing picture windows, pot lighting
Dining Room:	15'6" x 9'7"	Hardwood floor, gas fireplace, pot lighting, 2 oversized windows, glass door leading to an east facing terrace
Kitchen:	12' x 11'10"	Hardwood floor, custom build "Mocha" brown cabinetry with modern brushed stainless pulls, black granite counter tops, breakfast bar, stainless steel appliances, oversized stainless steel rectangular basin sink with single lever faucet, large pantry and plenty of cupboards space, pot lighting
Bathroom:	5' x 5'	2-piece, hardwood floor, granite counter top with large glass bowl sink, pot lighting

THIRD FLOOR

Master Bedroom:	17'6" x 12'6"	Hardwood floors, large east facing picture window access to ensuite bath and walk-in closet
Ensuite Bath:	8'4" x 5'	4-piece, porcelain tile floor, black granite counter top with rectangular raised white porcelain sink, white soaking tub with slate tile surround
Walk-in Closet:	5'4" x 5'	Hardwood floor
Bathroom:	7'4" x 5'	4-piece, dark slate tile floor, granite counter top with glass bowl sink, soaking tub with tile surround

BASEMENT

Recreation Room:	13.00' x 9.00'	Partially finished
Storage Room:	8.00' x 4.00'	Unfinished
Laundry/Utility:	10.00' x 8.00'	Wash basin



DETAILS:

Legal Description:	Part of Lot 16, Plan 56, Being Part 1 on 4R20887
Lot Size:	24.54' x Irregular
Taxes:	\$4,969.64 (2008)
Year Built:	2008
Parking:	Garage parking for one car, plus additional surface parking in driveway
Heating:	Forced air, natural gas
Cooling:	Central air
Inclusions:	Stove, fridge, dishwasher, microwave/hoodfan, custom blinds
Rental Equipment:	Hot water tank
Possession:	Immediate or to be arranged

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