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2469 NOLAN ROAD - THE VILLAGE OF HAMMOND



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Country living at its best! This recently built bungalow on 3.5 acres offers a modern open concept design with spacious principle rooms, colonial style white kitchen with plenty of counter and cupboard space. This home features a spacious Master bedroom with sitting area and a walk-in closet, partitioned & partially finished basement (offers 9' ceilings) currently set up for 2 additional bedrooms, large recreation room, plus a future 4 piece bathroom. This lovely home is awaiting your personal touch.

**DETAILS:**

Legal Description: Part Lot 11 Concession 10 Clarence as in RR38413 except 50R352; Clarence-Rockland  
 Lot Size: 150.00' x 1,017' (irregular shape)  
 Acreage: 3.5 acres  
 Survey: 2006  
 Property Taxes: \$657.51 (2009) House has not been assessed taxes estimated at \$2,500  
 Parking: Gravel surface parking  
 Heating: Forced air, propane gas  
 Cooling: None  
 Septic System: Installed at front of property  
 Inclusions: Hoodfan, dishwasher, two ceiling fans in "as is" condition, water pump, water softener, all lighting fixtures  
 Rental Equipment: Propane tank, hot water tank  
 Possession: Immediate or 30 days

The home consists of a recently poured concrete foundation in which a bungalow was placed on the foundation with a master bedroom addition.

**MAIN FLOOR**

Entry: Ceramic tile floor, guest clothes closet  
 Living Room: 17' x 13<sup>7</sup>" Wide board "Mahogany" look laminate floor  
 Dining Room: 18' x 12<sup>2</sup>" Wide board "Antique" look laminate floor, "Tiffany" light fixture, built-in corner shelf  
 Kitchen 15' x 11<sup>7</sup>" Ceramic tile floor (cream coloured), pristine white colonial cabinetry, eat-in bar, glazed double sink with "antique" style faucet with vegetable sprayer and a soap dispenser, built-in dishwasher & hoodfan, overhead light fixture, door to rear deck & staircase  
 Hallway: Wide board "Mahogany" look laminate floor  
 Master Bedroom: 25<sup>3</sup>" x 15' Pine look laminate floor, exhaust fan, two ceiling fans, decorative octagon window  
 Walk-in closet 15<sup>6</sup>" x 5' Pine look laminate floor  
 Bathroom: 13<sup>8</sup>" x 9<sup>4</sup>" 4-piece, blue ceramic tile floor, corner "Roman" style soaking tub with ceramic tile surround, vanity with molded sink and single lever white faucet, wall mirror with bar lighting  
 Bedroom: 17' x 13<sup>4</sup>" Pine look laminate flooring, double clothes closet



**BASEMENT (FRAMED)**

Bedroom: With rough-in closet  
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 Bathroom: Rough-in for 4-piece, tub/shower combination, toilet and sink with vanity  
 Recreation Room:

**HOME DETAILS:**

- Maintenance free vinyl sided exterior
- Vinyl windows recently installed
- Fabulous open concept design
- Colonial style doors and trim
- Pristine white colonial kitchen with loads of cupboard space and an eating bar
- Wood look laminate flooring in most rooms
- Separate living and dining rooms
- Recently installed forced air propane furnace