



Nancy Benson
Sales Representative



1407 Shawinigan Street
"Fallingbrook"



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1 407 Shawinigan Street

"Fallingbrook"

Features & Specifications

\$249,900

Situated in the heart of Fallingbrook, a wonderful family neighbourhood located on the east side of Orleans, now with a population of more than 25,000 people. Well planned, this location is perfectly suited for the growing family with parks, schools and a variety of shopping all within walking distance.

This home boasts many upgrades including a fully finished basement with play area and family room (media room), kitchen with modern white cabinetry and ceramic tiled back splash, oodles of counter space, recently installed vinyl windows (in most rooms), two full bathrooms and a convenient main floor powder room with elegant slate tile floor.

Location

- A short stroll to scenic bike paths and nature trails
- Enjoy picnicking at nearby Petrie Island

Distinctive Features

- This lovely Savill model was built in 1991 by Kinalea
- Handsome brick facade with complimentary maintenance free siding
- Fully fenced rear garden
- Enjoy Barbecuing on the 20'9" x 11'8" two tiered deck
- Eavestroughing installed
- Single car attached garage with inside entry, additional surface parking on paved driveway
- Convenient main floor powder room
- Open concept "L" shaped living and dining room
- Gleaming hardwood floors in the living and dining room as well as in the 3 bedrooms
- Pristine galley style kitchen finished with a black & white motif, plenty of cupboard space including pantry area
- Ceramic tile backsplash in kitchen
- Double stainless steel sink in kitchen
- Living room with wood burning fireplace, colonial mantel and tiled surround
- Tranquil master bedroom retreat with 2 spacious closets and full ensuite bath
- Stylish lighting fixtures recently installed throughout the home
- Fabulously decorated children's bedrooms
- Vanities in all bathrooms have full width mirrors with lighting fixtures above
- Main and ensuite bathrooms have medicine cabinets installed
- Bright and spacious lower level family room with office and two areas that can be used as a play area and media room
- Media room has been pre-wired for surround sound
- Lower level children's play area with built-in storage shelving
- Colonial trim throughout
- Colonial interior doors with brass hardware

The information contained herein is believed to be accurate but, is not warranted.

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Room Dimensions & Details

Main Floor

Foyer: 10 ⁸ x 5 ² "	Slate tile floor, double guest clothes closet with mirrored doors (direct access door to garage)	Powder Room: 7 ³ x 4'	Two piece, slate tile floor, double vanity, full wall mirror with stylish light fixture
Kitchen: 9 ⁸ " x 8'	Hardwood floor, white "Euro" style cabinets, white ceramic tile backsplash, microwave shelf, pot drawers, double stainless steel sink with window above and single lever telescopic faucet, built-in dishwasher & hoodfan, overhead light fixture	Eat-in Area: 10 ⁶ " x 8'	Hardwood floor, bay window
Dining Room: 11' x 8 ⁶ "	Hardwood floor. Note: Light fixture excluded, patio door to deck	Living Room: 15' x 10 ⁶ "	Hardwood floor, wood burning fireplace with glass doors, colonial mantle, ceramic tile hearth & surround

Second Floor

Hallway:	Wall-to-wall Berber carpet, linen closet	Bedroom: 12 ⁹ " x 9 ² "	Hardwood, double clothes closet
Bedroom: 11 ¹¹ " x 9 ⁸ "	Hardwood floor, double clothes closet	Bathroom: 8' x 5'	Four piece, vinyl tile floor, oversized vanity with faux marble countertop with full wall mirror, ceramic tiled tub enclosure, medicine cabinet, make-up lights, exhaust fan
Master Bedroom: 13 ¹⁰ " x 11 ¹³ "	Hardwood floor, ceiling fan, two double clothes closets	Ensuite: 7 ² " x 5'	Four piece, vinyl tile floor, full vanity with wall mirror, window, exhaust fan

Basement

Media/Family Room: 18' x 10 ⁵ "	Wall-to-wall carpeting, pre-wired for surround sound speakers	Play Room 11 ⁷ " x 7 ⁶ "	Wall-to-wall carpeting, built-in storage shelving, two double clothes closets
Office: 9 ⁴ " x 7 ⁵ "	Painted concrete floor	Laundry/Storage: 15 ⁷ " x 7 ⁴ "	

Details

Legal:	Plan 50M-196 Lot 6	Lot Size:	35.10 ft. x 100.06 ft.
Taxes:	\$2,600. ⁰⁰ (2005, approximation only)	Parking:	Single car garage with inside access
Heating:	Forced air, natural gas	Cooling:	Central air conditioning
Inclusions:	Dishwasher, hoodfan, sofa in basement, all curtains and curtain rods, automatic garage door opener and remote	Exclusions:	Dining room light fixture, washer, dryer, satellite dish
Rental Items:	Hot water tank	Possession:	To Be Arranged / August 2006

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