

## 4 WEATHERWOOD CRESCENT

**DETAILS:**

<p>Legal Description: Lot 187, Plan 599203: S/T CR605258, CR620415, Nepean          Lot Size: 65.00' x 100.00'          Taxes: \$4,314.00 (2008)          Year Built: 1972 (Approx.)          Parking: Double car attached garage with inside access, surface parking for 4 additional cars          Heating: Forced air, natural gas          Cooling: Central air conditioning          Inclusions: Fridge, stove, hoodfan, dishwasher, washer, dryer, hot tub and all related equipment, television rack in basement office, television rack in bedroom, all blinds and window coverings as presently installed, all light fixtures as presently installed          Exclusions: Television rack in main area of basement          Rental Equipment: Hot water tank          Possession: Immediate or to be arranged.</p>	<p>Legal Description: Lot 187, Plan 599203: S/T CR605258, CR620415, Nepean          Lot Size: 65.00' x 100.00'          Taxes: \$4,314.00 (2008)          Year Built: 1972 (Approx.)          Parking: Double car attached garage with inside access, surface parking for 4 additional cars          Heating: Forced air, natural gas          Cooling: Central air conditioning          Inclusions: Fridge, stove, hoodfan, dishwasher, washer, dryer, hot tub and all related equipment, television rack in basement office, television rack in bedroom, all blinds and window coverings as presently installed, all light fixtures as presently installed          Exclusions: Television rack in main area of basement          Rental Equipment: Hot water tank          Possession: Immediate or to be arranged.</p>
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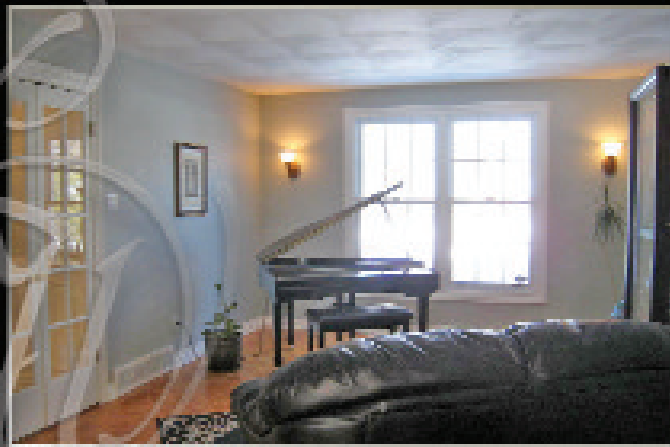
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Fabulous 4 bedroom Executive home situated on a oversized landscaped lot. Free flowing design perfect for entertaining. Main floor family room boasts gleaming hardwood floors and a woodburning fireplace with brick facade. Large country style kitchen with eat-in area. 2nd floor offers 3 good size bedroom. 2 modern bathrooms (one ensuite off master bedroom). Huge master bedroom with generous walk-in closet. Finish basement offers 3 finished rooms and is perfect for the kids!



### FEATURES INCLUDE

- Handsome 4 bedroom executive home on quiet crescent with fantastic curb appeal
- Private 65' x 100' treed and fenced lot with western exposure
- Lovely family room with wood burning fireplace and terrace doors leading to rear garden
- Finished basement with recreation room, games room and extra bedroom
- Attractive rear garden with hot tub and oversized deck
- Both full bathroom on second floor recently renovated with new fixtures and imported tile

### MAIN LEVEL

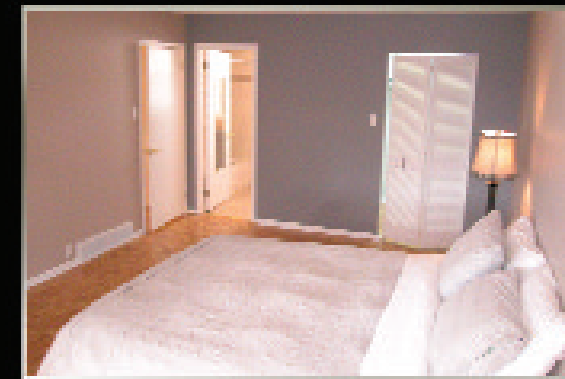
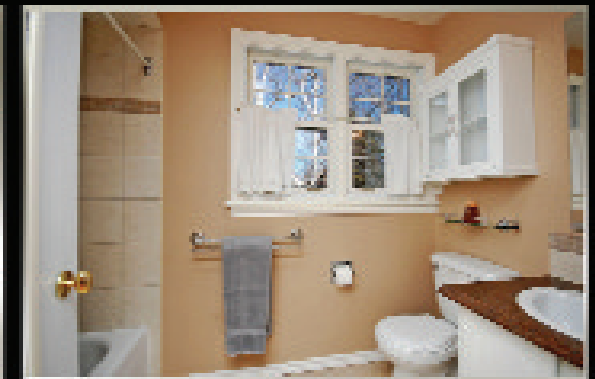
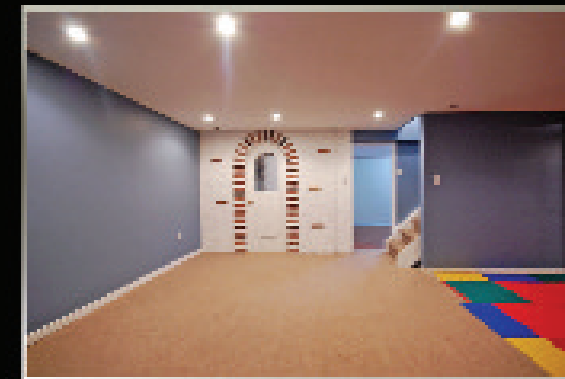
Front Entrance Way	9' x 5'	12" X 12" ceramic tile floor (installed on the diagonal) double clothes closet
Living Room	17' x 12'4"	Hardwood floors (parquet), 2 pocket doors lead to dining room, glass French doors lead to front hall.
Dining Room	10'7" x 9'7"	Hardwood floors (parquet), french doors leading to living room, single pocket door to kitchen, bay window with window seat, overlooking rear garden
Kitchen	13' x 11'	Mediterranean tile floor (12" x 12"), white cabinetry and lots of counter space, double stainless sink, ceramic tile backsplash with accent inlay, eat in area, oversized window overlooking rear garden.
Family Room	16' x 11'4"	Dark stained hardwood floors, wood burning fireplace with wooden mantle brick hearth and brick chimney, floor to ceiling French doors lead to deck and hot tub area
Laundry/Mudroom	11'7" x 7'7"	Ceramic tile floor, folding counter, loads of cabinet space, wash basin sink, coat closet, access to double car garage
Powder Room	7'7" x 4'7"	Ceramic tile floor, pedestal sink, beveled mirror, window

### SECOND FLOOR

Bedroom	11' x 9'7"	Hardwood (parquet) floors, large window, double sliding door closet (doors to be reinstalled), ceiling fan
Bedroom	12' x 9'7"	Hardwood (parquet) floors, double sliding closet doors, large window, ceiling fan
Bedroom	10'6" x 9'8"	Hardwood (parquet) floors, large window, double sliding door closet (doors to be reinstalled),
Main Bathroom	10'7" X 4'7"	4-piece, ceramic tile floor, oversized window, large vanity with single sink and wall mirror, tub/shower combination with ceramic tile tub surround
Master Bedroom	19'7" x 12'7"	Hardwood (parquet) floors, large windows overlooking rear garden
Walk in closet	5' x 4'	Hardwood (parquet) floor
Ensuite	9' X 5'	4-piece, ceramic tile floor, vanity, tub/shower combination, medicine cabinet, large window facing front of home

### LOWER LEVEL

Rec Room	18' x 17'4"	Wall-to-wall broadloom, pot lighting
Office	14' x 10'7"	Painted concrete floor, suspended ceiling, window
Storage	11' x 8'7"	Concrete floor, electrical breaker panel, window
Furnace Area	11' x 10'7"	Concrete floor, furnace & hot water tank, 3 closets – 2 with coat rail 1 with shelves
Workshop/storage	10' x 9'7"	Concrete floor, peg board walls open ceiling
Storage:	6' x 5'7"	Concrete floor, small work bench, single shelf for storage



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