

4784 Massey Lane - \$749,000

GENERAL INFORMATION

Area: 2101-Rothwell Heights
Bed/Bath: 4 Bedrooms / 4 Bathrooms
Type: Detached / 2 Storey
Parking: 2 Car Garage Attached
Heating: Forced Air/Natural Gas
Flooring: Oak Hardwood, Tile and Carpet
Inclusions: Fridge, Cook Top, Wall Oven, Microwave,
Washer, Dryer, Freezer, Hot Tub (As Is)
Exclusions: Dining Room Chandelier and
Light Fixture Over Kitchen Table

ROOM DIMENSIONS

First Floor

| | | | |
|--------------|---------------|--------------|---------------|
| Living Room: | 12.00 x 17.07 | Dining Room: | 12.00 x 12.06 |
| Kitchen: | 13.00 x 12.06 | Eating Area: | 9.09 x 12.06 |
| Family Room: | 12.06 x 20.00 | Den/Office: | 12.00 x 10.00 |
| Laundry: | 7.10 x 7.00 | Powder Room: | Two Piece |

Second Floor

| | | | |
|-----------------|---------------|----------------|---------------|
| Master Bedroom: | 12.08 x 17.11 | Dressing Room: | 10.06 x 10.00 |
| 2nd Bedroom: | 12.04 x 13.09 | 3rd Bedroom: | 11.04 x 14.08 |
| Ensuite Bath: | Four Piece | Full Bath: | Five Piece |

Lower Level

| | | | |
|---------------|---------------|---------------|---------------|
| Rec Room: | 33.05 x 11.00 | Games Room: | 18.00 x 12.00 |
| Storage Area: | 12.00 x 18.00 | Cold Storage: | 34.00 x 4.04 |
| | Powder Room: | | Two Piece |

Features of 4784 Massey Lane

- Tiled foyer for easy maintenance
- French doors are the focal divider between living and dining room
- Wood burning fireplace and bay window in living room
- Open concept, eat-in kitchen with California ceiling, hardwood floors, and ceiling to floor pantry with pull out drawers
- South facing yard with privacy fence surrounding hot tub
- Skylight in family room and wall to wall double glazed windows
- Main floor den with bay window ideal for at home business
- Main floor laundry adjacent to garage entrance
- Solid oak floor in principal rooms
- Master bedroom features ensuite vanity and walk-in closet
- Generous sized second & third bedrooms
- Fourth bedroom converted to dressing room
- Main bathroom features double sinks
- Carpeted basement features glass block windows, wet bar, 2 piece powder room, built-in shelving plus loads of storage
- Complete with oversized cold storage for your preserves or wine
- 50 Gallon gas hot water rental heater - Jan 2001
- New paved driveway - Oct 2005
- Complete new roof and flashing - Dec 2005
- Eavestroughs - Dec 2005
- New high efficiency York furnace - Oct 2006
- Lot Size: 69.78 x 116.08
- Taxes: \$8,016/2010 (Approx.)
- Approximate 2009 Utility Costs: Gas \$1,751, Hydro \$3,262

An absolute pleasure to show - A perfect place to call home!