

**Welcome to**

***Bronte Creek  
and this  
Stunning Home***

*A gorgeous and very spacious 3 bedroom FREEHOLD townhouse with beautiful dark hardwood flooring in the Living and Dining rooms.*

*This home features a fabulous layout providing a large eat-in kitchen, living room & a separate dining room on the main floor.*

*The family room, at grade level, has a walkout to a gorgeous new sun deck and built-in sunken Hot Tub. Great for a large family and plenty of room for entertaining.*

*There are 3 large sized bedrooms. The Master includes a 4 piece ensuite bathroom.*

*The 1-1/2 car garage has a double wide driveway and 2 interior garage access entrances.*

*This very bright & beautiful home is situated in a fabulous area, Bronte Creek, close to schools, parks, amenities and all major highways.*

***A fabulous home, a fabulous location!***



**Adam Campbell, Broker of Record.**

**Advantage Plus Realty Corp.**

**905 844 4444**



# Features



**Living Room: 5.49m X 3.56m  
(18.0' X 11.7')**

**Dining Room: 4.47m X 3.28m  
(14.7' X 10.8')**



**Kitchen: 2.69m X 3.00m  
(8.8' X 9.8')**

**Breakfast:  
3.00m X 2.79m  
(9.8' X 9.2')**



**Family Room: 4.65m X 3.68m, (15.3' X 12.1')**



# Features



## 3 Bedrooms:

Master Bedroom: 5.05m X 3.30m, (16.6' X 10.8')

Bedroom 2: 4.50m X 3.66m, (14.8' X 12.0')

Bedroom 3: 3.28m X 3.15m, (10.8' X 10.3')

## Upper Floor Features:

- Three large bedrooms.
- Master with 4pc ensuite bathroom.
- Neutral broadloom throughout.
- Bright rooms with large windows.

*And a fabulous deck  
and built-in hot tub!*



- Large deck.
- Built-in bench.
- Space to entertain.
- BBQ area.
- Walk-out from family room.



# The Property

MLS® No: 2034028

**Lot Size:** 6.99m X 14.35m

**Legal Desc.:** 20M930 BLOCK 108 UNIT 4 PTS 10 + 11 20R16536

**Property Tax:** \$3,113 - 2011

**Acreage:** .25 or less

**Age:** 6-15years

**Bedrooms # :** 3

**Bathrooms #:** 2+1

**Rooms#:** 7

**Features:** Eat-in Kitchen, Central A/C, Hot Tub, Ensuite Bath, Separate Dining Room

**Garage/Driveway:** Single (oversize), Double drive

**Topography:** Level

**Basement:** Finished

**Construction:** Brick, Vinyl siding

**Fireplaces:**

**Heating:** Forced air, gas.

**A/C:** Yes

**Room Dimensions:**

<b>Living Room</b>	<b>(1)</b>	<b>5.49 X 3.56m</b>	<b>Master Bedroom</b>	<b>(2)</b>	<b>5.05 X 3.30m</b>
<b>Dining Room</b>	<b>(1)</b>	<b>4.47 X 3.28m</b>	<b>Bedroom #2</b>	<b>(2)</b>	<b>4.50 X 3.66m</b>
<b>Kitchen</b>	<b>(1)</b>	<b>2.69 X 3.00m</b>	<b>Bedroom #3</b>	<b>(2)</b>	<b>3.28 X 3.15m</b>
<b>Breakfast Area</b>	<b>(1)</b>	<b>3.00 X 2.79m</b>	<b>Family Room</b>	<b>(G)</b>	<b>4.65 X 3.68m</b>

**Bathrooms:** Ensuite 4pc(2), 4pc(2), Powder Room: 2pc (1)

A Great Location:

Highway #407

Highway #25

Highway #5

Bronte Creek



Highway #403/QEW

GO Station

Bronte Village

Bronte Harbour

**Inclusions:**

Fridge, Stove, Dishwasher, Hood-fan, Wash/dryer, Hot Tub, All Blinds, All ELF's, Auto Gar Dr open & remote.

**Exclusions:**

None

**Rental:**

Hot water heater.

**Adam Campbell**

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**Broker of Record**

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All measurements are approximate.

All information contained herein has been obtained from the Vendor and to the best of his knowledge believed to be accurate but not guaranteed