

Welcome to 3 Manorhampton Drive

**THE FARQUHAR
ADVANTAGE**  **RE/MAX**



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3 Manorhampton Dr. \$579,000 - Property Taxes: \$3,748.21 Lot Size: 50 x 125 ft.

Wonderful family home in desirable Richview Gardens/LaRose neighbourhood.
Exceedingly well maintained and updated throughout.

Main Floor

- Spacious upper foyer with hardwood floors and coat closet
- Living room with gas fireplace, California shutters and hardwood floor
- Adjoining dining room with California shutters, hardwood floor and walk-through to kitchen
- Updated eat-in kitchen with sliding doors to back patio
- Master bedroom with 2 pc. ensuite, His and Hers closets and hardwood floor
- 2nd and 3rd bedrooms with good sized closets and hardwood floors
- Spacious 4 pc. family bathroom with lots of counter space and jet tub

Lower Level (newly renovated)

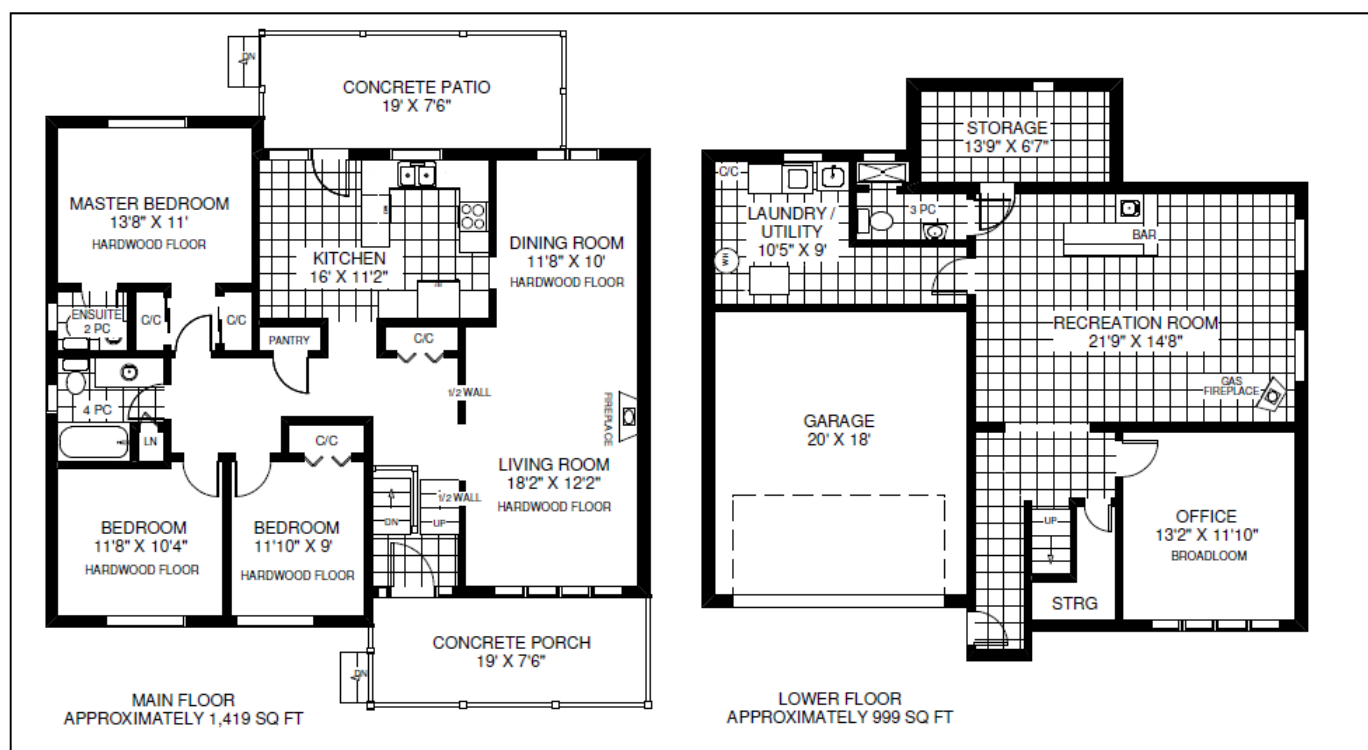
- Large office or 4th bedroom with broadloom and California shutters
- Bright 3 pc. bathroom
- Renovated rec room/media room with tiled floor, gas fireplace and California Shutters
- Fabulous wet bar with granite counter and bar fridge
- Lots of storage and large cantina
- Utilities room with washer, dryer, furnace (2004) and hot water tank

Exterior

- Large South facing backyard (fully fenced 2004)
- Double car garage
- Separate entrance from driveway level, next to garage
- New front porch with railing and stairs to side of house
- Roof (1999)
- All brick exterior

Throughout

- Central vacuum system (2004)
- ADT alarm system with fire alarm monitoring (\$89 quarterly, can be assumed)
- Central Air Conditioning (2004)



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers or sellers currently under contract with a broker. E.&O.E.