

**THE
FARQUHAR
ADVANTAGE** 

Experience, Success & Local Knowledge



Welcome to

3 KINGSCOURT DRIVE

\$ 889,000

Taxes: \$ 5549.66 (2009) Lot Size: 40ft. X 125 ft.

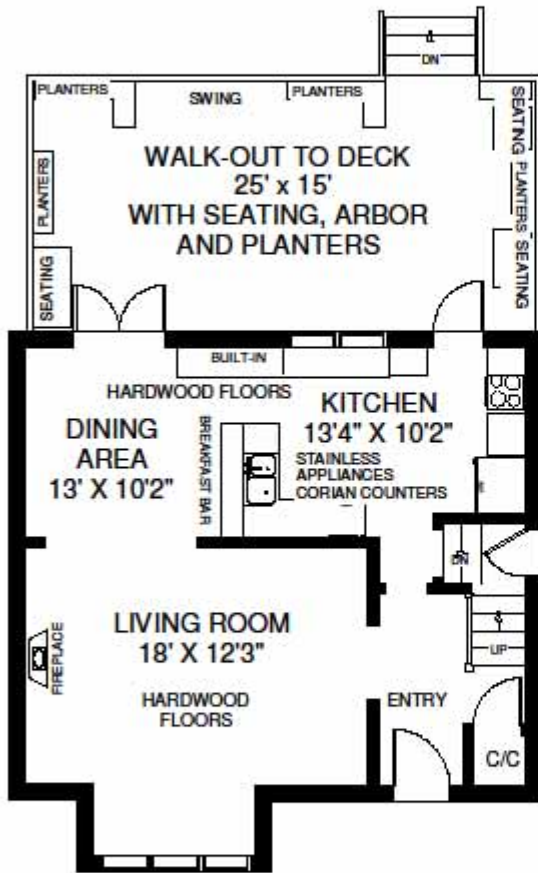


Tasi,* Norm & Adrienne* FARQUHAR**

*Sales Representative, **Broker

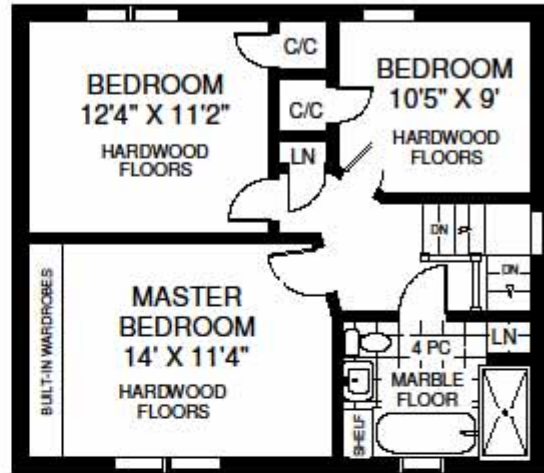
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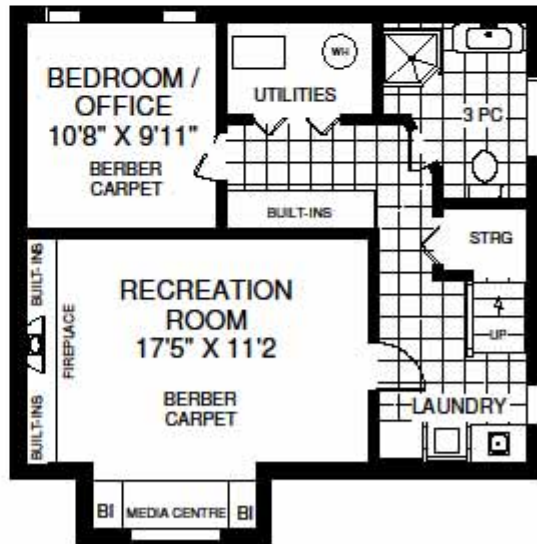


MAIN FLOOR

Note: Calculations & Measurements are approximate. Provided as a guideline only.



SECOND FLOOR



LOWER LEVEL

Handsome 2 storey red brick home in “Lambton Kingsway” school district - 3 bedroom plus nanny quarters or office. Stately curb appeal! Side hall plan, custom designed flagstone path & porch and professionally landscaped front & back gardens.

Lovely area with mature trees and distinguished homes.

Main Level

- Bright renovated custom kitchen designed by Karen Sealy Designs (HGTV Canada’s Design Superstar) featuring a Corian counter, pendulum lights over the sink, and hand painted birch cupboards
- Hardwood floors, crown moldings and pot lights in the living and dining rooms
- Multi-room sound on the first floor from a centralized control in the kitchen (speakers are built-in in the kitchen and dining room, and the living room & deck area are wired for sound)
- Wood burning fireplace in the living room
- Great for Entertaining: walk-out to large deck & yard from both the kitchen & dining room

Upper Level

- Hardwood floors throughout the 3 bedrooms & hall on the upper level
- Renovated 4 piece “spa” bathroom with heated floor, separate shower and built-in storage
- Wall-to-wall, floor-to-ceiling clothes closet in the master
- The second & third bedrooms overlook the back garden

Basement

- Ceramic floor and Berber carpet in the basement
- “Hidden” built-in Kenmore washer and dryer with sink and storage cupboard
- Wood-burning fireplace and built-in shelving in the finished recreation room
- Nanny suite or office
- Newly renovated 3 piece bathroom
- Full wall of storage along the basement hall as well as storage under the stairs

Exterior

- Enjoy the outdoors on the spacious cedar deck with pergola and trellis, integrated lighting & built-in seating and planters
- Professionally landscaped front & back yard and private, fully fenced gated backyard
- Close to TTC and shops with convenient access to downtown

Other

- Mostly Restoration Hardware light fixtures
- Newer “Pella” windows on the top two levels (2006) and newer windows in the lower level
- Kitchen Aid gas range, built-in GE Micro., Kenmore stainless refrigerator, Kenmore built-in dishwasher, Kenmore Front loading Washer (2010) & Kenmore Dryer
- Furnace 2006, Roof 2000, “Friedrich” A/C wall unit 2003, all new wiring 2003, rented gas water heater, optional “Alarm Force” security system* -\$ 25.00/mo.(approx.) paid until 09/10



Professionals Inc., Brokerage Independently Owned & Operated
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