

Welcome to
49 Edgemore Dr.



Fabulous Sunnylea.

Delightful Family Home in a great neighbourhood. Cheery Breakfast Room with walkout to yard, three spacious bedrooms plus a nursery/office, 2 fireplaces, Hardwood Floors, updated Kitchen and California Shutters. Enjoy the lovely South Facing Garden and close proximity to schools, Kingsway Shops & Subway.



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Features of 49 Edgemore Dr.

**4Bedrooms *Established Neighbourhood *South Facing Garden*

Main Floor:

- Warm and inviting this 2 storey home is charming with its California Shutters in the Dining Room and Hardwood Floors through Hall, Living and Dining Rooms
- Coat Closet on entry
- Crown Molding, large window and wood burning Fireplace with marble surround
- 2 piece Powder Room and shelved Pantry off the updated Kitchen, which includes California Shutters and pot lights over an open bar area, which leads to the Breakfast Room.
- The Breakfast Room has windows on three sides and w/o to yard.

Second Floor:

- Carpeted stairs to the upper level
- Master bedroom has his and hers organized double closets, hardwood floors and California Shutters on large window which overlooks the garden
- Large carpeted second bedroom has double closet and two windows
- Spacious third bedroom is bright with hardwood floors and a front facing window
- The nursery/office has hardwood floors and a front facing window
- 4 piece Bathroom with B/I cupboards, bead board accent and safety bar
- Linen Closet and Clothes/Storage cupboard in the hall

Lower Level:

- Carpeted stairs to the basement
- Renovated Recreation Room has high ceilings, pot lights, wood burning fireplace, B/I bookcases
- Shelved Storage Room off the laundry room
- Coleman Eucon Des 80 Gas Furnace (1993)

Exterior:

- Fenced yard enclosing lovely garden with interlock patio and stone steps
- New Roof (2007)
- House Exterior repainted
- Single car garage with private drive

Inclusions:

Electric Fixtures, Refrigerator, Stove, Washer, Dryer, B/I Dishwasher, California Shutters, All window Coverings, Broadloom where attached, GB & E

Offered at: \$749,000 Taxes: \$4,536.49 (2006)

Lot Size: 40 ft. x 100 ft.



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. E&OE