

Welcome to

106 Indian Road

THE FARQUHAR
ADVANTAGE RE/MAX



Main Floor



Second Floor



Basement Bath

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RE/MAX Professionals Inc. Brokerage, Independently Owned and Operated
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\$598,000 Taxes: \$4,621.46 '09 Lot Size: 17.67 x 96.84 ft.

1st Unit: Main & Basement level with 2 bedrooms and 2 three piece bathrooms

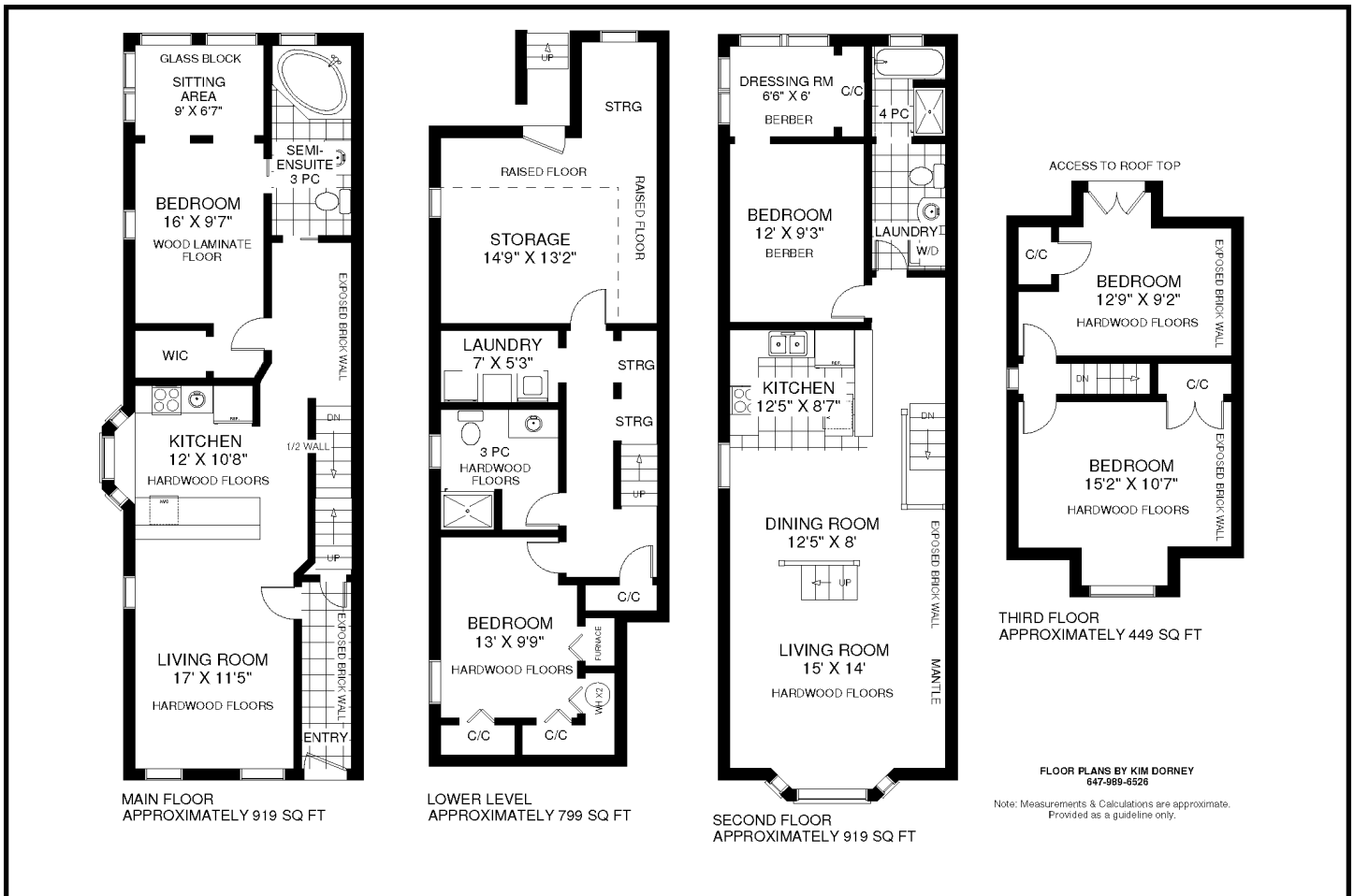
- Hardwood Floor, crown moulding and potlights through the open concept living room & kitchen
- Two floor to ceiling windows in the living room overlook the multi-level front deck
- The kitchen features a striking natural stone tiled wall, lots of natural light, Frigidaire "Galley" style appliances: a side by side refrigerator & self-cleaning convection oven, also a glass topped burner and B/I dishwasher. A long bar overlooks the living room and provides seating for 3 or 4
- French Doors into the main floor bedroom, which features a walk-in closet and adjacent sitting room with glass block windows, providing both privacy & natural light
- Charming 3 piece bath accessible from both the bedroom and hall with tiled floor, exposed brick wall and overhead wooden beam and large cloverleaf shaped tub under a window
- Berber carpet down the stairs to a large lower level with hardwood floors, a 2nd Bedroom/Office with two recessed cupboards
- Attractive 3 piece bathroom with hardwood floor and "low profile" shower
- Separate laundry "nook" with washer & dryer
- Loads of storage under the stairs and in the large storage room at the back w/access to the fenced backyard

2nd Unit: 2nd & 3rd Level with 3 bedrooms and a four piece bathroom

- Surprisingly large living space with generous open concept living room, dining room & kitchen area separated by a stairway up to the third floor bedrooms. The Hardwood Floors, exposed brick wall and bay window give the space character
- Pot lights, butcher block counter, tiled floor and B/I microwave and dishwasher in the kitchen

Other:

- **\$230,000 in renovations:** Upper Unit: \$80,000 (2009), Main/Basement: \$150,000 (2003)
- New electrical, New plumbing, New drywall
- Radiant heat, gas burner
- 2 Hot water tanks, separate hydro meters and separate laundry



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.