

Welcome to  
4 Laurelwood Crescent



A well maintained, light filled, spacious 4 level side-split on quiet street in the Richmond Gardens / La Rose neighbourhood.

This home features a lovely wide lot with mature trees, double garage, gracious living & dining rooms, eat-in kitchen and lots of storage.



This home represents a fabulous opportunity for a family who wish to update to make it their own. Its layout, large backyard and location will appeal to those looking for a convenient “homebase” in the west end of the city.



**Tasi\*, Norm\*\* & Adrienne Farquhar\***

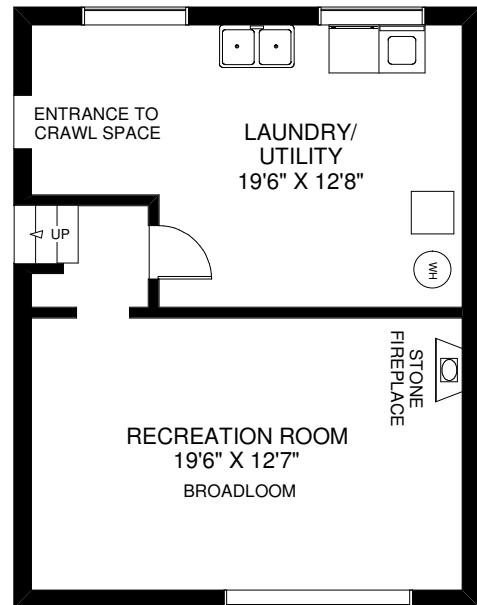
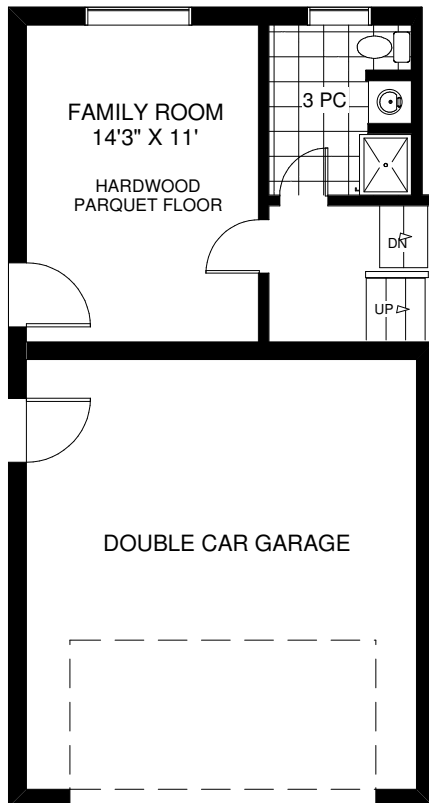
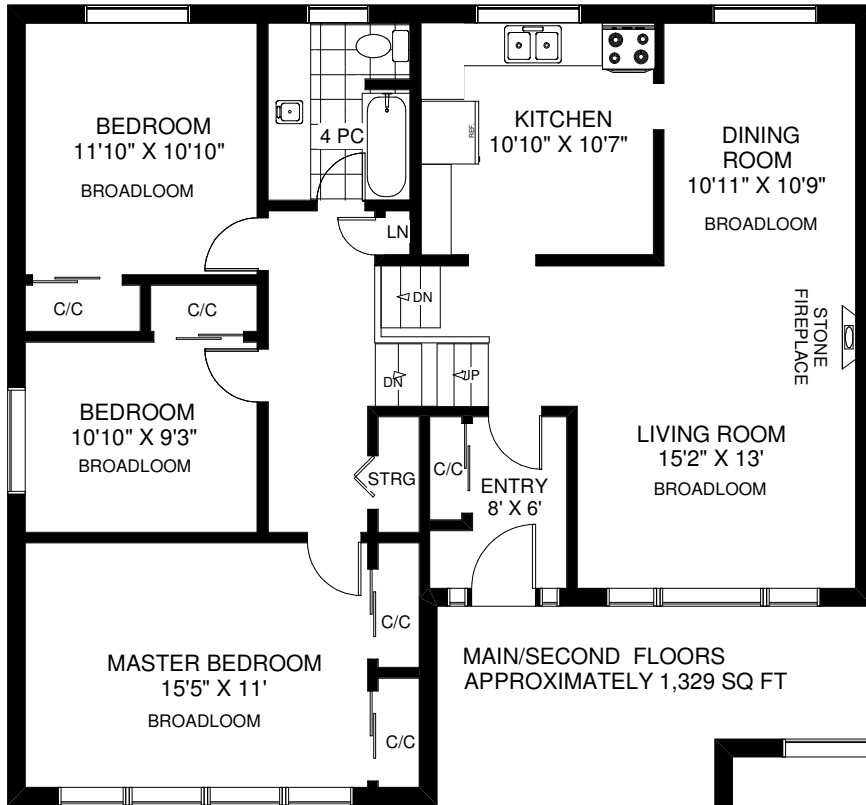
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# 4 LAURELWOOD CRESCENT



FLOOR PLANS BY KIM DORNEY

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

## Features of 4 Laurelwood Crescent

Well loved family home with 3 Bedrooms - 2 Bathrooms  
Approx. 1329 Sq. Ft. plus an additional 939 Sq. Ft. on the lower levels

- Solid Brick 3 Bedroom Side-split with excellent “bones” in Richview Gardens /La Rose neighbourhood
- Wide lot with mature trees; 90% fenced backyard
- Attractive front door with side-lights, stamped concrete porch, raised planter, double garage and 4 car drive
- Entry has double closet
- Wood trim and doors throughout
- Gracious living room with floor-to-ceiling windows, woodburning fireplace and adjacent dining room
- Both rooms have Crown Moulding and Hardwood under broadloom
- Eat-in kitchen overlooks the back garden
- A few steps down from the main level is a family room/den with parquet floor, walk-out to the side yard and a 3 piece bathroom with separate shower stall
- The lower level includes a well proportioned recreation room with gas fireplace and above grade windows
- Spacious Laundry/Utility room with double laundry tub and access to crawl space storage
- The Upper Level hall has a linen closet and deep storage cupboard
- 4 piece Main Bath has oversized vanity
- The Master Bedroom is nicely proportioned with a wall of windows, 2 double closets and hardwood under broadloom
- Both of the other bedrooms feature double closets and hardwood under broadloom; The back room overlooks the garden
- Lots of recessed storage
- Forced air gas Furnace & Air Conditioning (2003)
- Roof is approximately 3 years old

Extras (as is condition): All electric light fixtures, Broadloom w/laid, fridge, stove, washer & dryer, extra fridge and freezer in the basement, window coverings & rods, GB&E & CAC

Exclusions: Dining room Chandelier

Offered at \$598,000 - 2009 Taxes: \$3,919.17



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