

Welcome To

# 38 Citation Drive

## Main Level

Foyer	15' x 5'8"	4.59 x 1.79m	<ul style="list-style-type: none"><li>• Double Closet</li><li>• Hardwood Floors</li></ul>
Living Room	18'8" x 13	5.69 x 3.96m	<ul style="list-style-type: none"><li>• Gas Fireplace</li><li>• Hardwood Floors</li><li>• Crown Mouldings</li><li>• Wide Baseboards</li></ul>
Dining Room	16' x 10'5"	4.88 x 3.18m	<ul style="list-style-type: none"><li>• Crown Mouldings</li><li>• Hardwood Floors</li><li>• Wide Baseboards</li><li>• Picture Window</li></ul>
Kitchen	15'5" x 9'10"	4.70 x 3.00m	<ul style="list-style-type: none"><li>• Renovated (2015)</li><li>• Granite Counter-Tops</li><li>• Eat-In Area with Built-In Corner Bench</li><li>• Hardwood Floors</li><li>• Walk-Out Deck and Garden</li></ul>
Master Bedroom	14'10" x 11'5"	4.52 x 3.48m	<ul style="list-style-type: none"><li>• Double Closet</li><li>• Hardwood Floors</li><li>• Pot Lights</li><li>• Overlooks Garden</li></ul>
Master Ensuite			<ul style="list-style-type: none"><li>• 3-Piece</li><li>• Renovated</li></ul>
Second Bedroom	12'6" x 11'10"	3.81 x 3.61m	<ul style="list-style-type: none"><li>• Closet</li><li>• Hardwood Floors</li></ul>
Third Bedroom	10'9" x 9'10"	3.28 x 3.00m	<ul style="list-style-type: none"><li>• Built-In Filing Cabinet</li><li>• Hardwood Floors</li><li>• Overlooks Garden</li></ul>
Main Washroom			<ul style="list-style-type: none"><li>• 4-Piece</li><li>• Renovated</li></ul>
Direct Access to Two Car Garage			

## Lower Level

Recreation Room	17'2" x 12'10"	5.23 x 3.91m	<ul style="list-style-type: none"><li>• Wood-Burning Fireplace with Stone Surround</li><li>• Laminate Floor</li><li>• Pot Lights</li><li>• Large Window</li></ul>
Games Room	24'6" x 23'	7.47 x 7.01m	<ul style="list-style-type: none"><li>• Double Closet</li><li>• Broadloom (2019)</li><li>• Walk-Up to Additional Areas</li><li>• Walk-Out to West Side</li></ul>
Kitchenette	15'2" x 9'10"	4.62 x 3.00m	<ul style="list-style-type: none"><li>• Eat-In Area</li><li>• Stainless Steel Sink</li><li>• Pot Lights</li><li>• laminate Floor</li></ul>
Bedroom	13'9" x 11'	4.19 x 3.35m	<ul style="list-style-type: none"><li>• Built-In Shelves</li><li>• Broadloom (2019)</li></ul>
Washroom			<ul style="list-style-type: none"><li>• 3-Piece</li></ul>
Laundry/Utility	25'4" x 9'5"	7.72 x 2.87m	<ul style="list-style-type: none"><li>• Laundry Sink</li></ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"><li>• GE Profile Stainless Steel Refrigerator</li><li>• KitchenAid Stainless Steel Gas Stove</li><li>• Frigidaire Stainless Steel Dishwasher</li><li>• Allure Exhaust Fan</li><li>• Broan Exhaust Fan</li><li>• KitchenAid Washer</li><li>• Kenmore Dyer</li><li>• Broadloom Where Laid</li><li>• Window Coverings</li><li>• Electric Light Fixtures</li><li>• Garden Shed</li><li>• Medicine Cabinet and Mirror in Master Bathroom</li></ul>
Lot Size	<ul style="list-style-type: none"><li>• 67 x 148.62 Feet</li><li>• Copy of Survey Attached</li></ul>
Taxes	<ul style="list-style-type: none"><li>• \$7,870.74 per Annum (2018)</li></ul>

#### Heating/Cooling

- Forced Air Gas Heating
- Humidifier on Furnace
- Hot Water Tank (Rental)
- Central Air Conditioning

#### Parking

- Private Double Drive
- Attached Two-Car Garage
- Park Up to 4 Cars

#### Possession

- 30 Days/TBA

**Carson Dunlop Per-Listing Home Inspection Available**

## Public Schools

#### **Elkhorn Public School**

10 Elkhorn Dr, M2K 1J3

**(GR. JK-05)**

(416) 395-9500

#### **Bayview Middle School**

25 Buntly Lane, M2K 1W4

**(GR. 06-08)**

(416) 395-2050

#### **Earl Haig Secondary School**

100 Princess Ave, M2N 3R7

**(GR. 09-12)**

(416) 395-3210



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.