

Welcome To

39 Poplar Plains Crescent

Main Level - handsome staircase leads to upper levels

Foyer	9' 2" x 7' 2"	2.79 x 2.18m	<ul style="list-style-type: none"> ◦ Stained Glass Window ◦ Closet ◦ Hardwood Floors ◦ Wood Trim and Baseboards
Living Room	16' x 15' 3"	4.88 x 4.65m	<ul style="list-style-type: none"> ◦ Formal ◦ Gas Fireplace ◦ Hardwood Floors ◦ Wood Trim and Baseboards ◦ French Doors to Dining Room ◦ Picture Window ◦ Overlooks the Front Yard
Dining Room	13' 8" x 12' 9"	4.17 x 3.89m	<ul style="list-style-type: none"> ◦ Separate ◦ Hardwood Floors ◦ Wainscoting ◦ Stained Glass Windows ◦ Wood Trim and Baseboards ◦ French Doors to Family Room/Sunroom
Kitchen	12' 9" x 9'	3.89 x 2.74m	<ul style="list-style-type: none"> ◦ Eat-In ◦ White Cabinetry ◦ Tile Backsplash ◦ Window ◦ Linoleum Floors
Family Room/ Sunroom	9' 3" x 8' 3"	2.82 x 2.51m	<ul style="list-style-type: none"> ◦ Walk-Out to Garden ◦ Linoleum Floors

Second Level

Primary Bedroom	13' x 13'	3.96 x 3.96m	<ul style="list-style-type: none"> ◦ Closet ◦ Broadloom ◦ Window ◦ Overlooks the Front Yard
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2 nd Bedroom	13' x 11'2"	3.96 x 3.40m	<ul style="list-style-type: none"> ◦ Closet ◦ Broadloom ◦ Window ◦ Overlooks the Rear Garden
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Washroom			<ul style="list-style-type: none"> ◦ 4-Piece
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3 rd Bedroom	9'9" x 9'9"	2.97 x 2.97m	<ul style="list-style-type: none"> ◦ Closet ◦ Broadloom ◦ Window ◦ Overlooks the Rear Garden
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Third Level

4th Bedroom	14'3" x 12'3"	4.34 x 3.73m	<ul style="list-style-type: none"> ◦ Two Mirrored Double Closets ◦ Broadloom ◦ Window ◦ Overlooks the Rear Garden
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5 th Bedroom	12'3" x 9'7"	3.73 x 2.92m	<ul style="list-style-type: none"> ◦ Broadloom ◦ Window ◦ Overlooks the Front Yard
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6 th Bedroom	9'9" x 9'9"	2.97 x 2.97m	<ul style="list-style-type: none"> ◦ Broadloom ◦ Window ◦ Overlooks the Rear Garden
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Washroom			<ul style="list-style-type: none"> ◦ 4-piece
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Lower Level

Recreation Room	20'5" x 11'4"	6.22 x 3.45m	<ul style="list-style-type: none"> ◦ Broadloom ◦ Pot Lights
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Laundry Room/ Furnace Room	16'3" x 10'6"	4.95 x 3.20m	<ul style="list-style-type: none"> ◦ Laundry Sink
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Powder Room			<ul style="list-style-type: none"> ◦ 2-piece
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Additional Information

Inclusions	<ul style="list-style-type: none">◦ Beaumark Refrigerator◦ Beaumark Stove◦ Frigidaire Dishwasher◦ Whirlpool Washer◦ Whirlpool Dryer◦ Electric Light Fixtures◦ Window Coverings◦ Broadloom Where Laid
Lot Size	<ul style="list-style-type: none">◦ 30 x 110 Feet
Legal Description	<ul style="list-style-type: none">◦ PLAN M493 PT LOT 29 PT LOT 28
Property Tax	<ul style="list-style-type: none">◦ \$11,737.90 per annum (2024)
Drive/Parking	<ul style="list-style-type: none">◦ Mutual Drive◦ Detach Single Garage◦ Legal Front Pad Parking - approx. \$303.32 + HST per annum
Heating/Cooling	<ul style="list-style-type: none">◦ Hot Water Gas Heating◦ Central Air Conditioning◦ Hot Water Tank (rental)
Possession	<ul style="list-style-type: none">◦ 30 Days or To Be Arranged

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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.