



Welcome To

28 Benlamond Avenue

Upper Beaches

Main Level

Foyer	11'4" x 6'2"	3.45 x 1.88m	<ul style="list-style-type: none">◦ Tile Floor◦ Handsome Staircase to Upper Levels
Powder Room			<ul style="list-style-type: none">◦ 2-Piece
Living Room	14'8" x 11'9"	4.47 x 3.58m	<ul style="list-style-type: none">◦ Gas Fireplace◦ Hardwood Floors◦ Bay Window
Dining Room	15'2" x 11'9"	4.62 x 3.58	<ul style="list-style-type: none">◦ Beamed Ceiling◦ Hardwood Floors◦ Built-In Shelves and Cabinets◦ Picture Window
Kitchen	17'6" x 14'2"	5.33 x 4.32m	<ul style="list-style-type: none">◦ Renovated◦ Track Lights◦ Black Cabinetry◦ Granite Counter-Tops◦ Eat-In Area◦ Tile Floors◦ Walk-Out to Deck and Yard
Deck	16'4" x 15'7"	4.98 x 4.75m	

Second Level

Primary Bedroom	13'5" x 11'9"	4.09 x 3.58m	<ul style="list-style-type: none">◦ Walk-In Closet◦ Double Closet◦ Broadloom
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Primary Ensuite Bath

- 3-Piece

Second Bedroom

11'4" x 10'9" 2.46 x 1.42m

- Double Closet
- Broadloom

Third Bedroom

12'3" x 11'9" 3.73 x 3.58m

- Double Closet
- Hardwood Floors
- Bay Window

Study

11' x 6'2" 3.35 x 1.88m

- Built-In Cupboards
- Hardwood Floors
- Window

Main Washroom

- 4-Piece

Third Level

Fourth Bedroom

18'6" x 11'3" 5.64 x 3.34m

- Walk-In Closet
- Broadloom
- Ceiling Fan

Ensuite Bath

- 3-Piece

Lower Level

Recreation Room

22'10" x 18'2" 5.64 x 3.43

- High Ceilings
- Laminate Floors

Furnace/Storage Room

19'6" x 17'1" 5.94 x 5.21

Laundry Room

9'5" x 6'9" 2.87 x 2.06m

- Sink

Additional Information

Inclusions	<ul style="list-style-type: none">◦ Stainless Steel Refrigerator◦ Stainless Steel Stove◦ Quasar Microwave◦ Stainless Steel Dishwasher◦ Broan Exhaust◦ Intello Washer◦ Whirlpool Dryer◦ Window Coverings◦ Broadloom Where Laid◦ Electric Light Fixtures◦ Maytag Refrigerator in Basement
Exclusions	<ul style="list-style-type: none">◦ Insignia TV in Kitchen and Bracket◦ Frigidaire Freezer in Basement
Legal Description	<ul style="list-style-type: none">◦ PLAN 635 BLK 9 PT LOT 19
Parking	<ul style="list-style-type: none">◦ Front Pad Parking
Heating/Cooling	<ul style="list-style-type: none">◦ Forced Gas Heating◦ Tankless Water Tank (Owned)◦ Central Air Conditioning
Possession	<ul style="list-style-type: none">◦ 60-90 Days or To Be Arranged

Carson Dunlop Pre-Listing Home Inspection Report Available Upon Request.

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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 that we believe are reliable, but for which we assume no responsibility.