



**116 Yale Ave. - \$164,900.00**

**3 Bedroom - 2 Storey**

**Eastwood Area - 15/169/846**

*Very private treeline property! This unique home is well maintained and move in ready!*



**Kitchen** - This bright kitchen features lots of European cabinets with laminate counter tops. Double stainless steel sinks. Fridge, stove and built-in dishwasher are included. Garborator. Eat-in area is just off the kitchen. Vinyl flooring.

**Living Room** - French doors open to the living room. Natural light floods the living room from the large picture window. Wall to wall carpet.

**Family Room** - This is the perfect place to kick back and relax! Patio doors lead to the large private deck - great for entertaining! Beautiful fireplace with tile hearth is the focal point of the room. Laminate flooring.

**Bedrooms** - 3 bedrooms on the upper level have ample closet space. The 2nd bedroom has new laminate flooring.

**Bathrooms** - 4 piece main bathroom on the upper level with large vanity, skylight and tile accents. 2 piece powder room on the main floor.

**Yard** - Beautiful, treeline lot is the perfect oasis. The private deck is spacious. Shed. Mature trees. Double interlocking brick driveway.

**Garage** - Single attached garage with direct access to the house via a small storage room. Garage is heated, insulated and wired. Electric door opener.

**Extras** - The stone front and mature landscaping give this home great curb appeal! Mud room off the kitchen houses the laundry area and storage. Crawlspace is heated and vented.



Age: 1971

Heat: EBB

Lot Size: 60' x 110' (6,600 sq ft)

House Size: 1,805 sq ft (2 levels)

Taxes: \$4,214.13 Gross 2022

Possession: TBA



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This information, although believed to be accurate,  
is not warranted to be so.

