



# 40 Hillside Cr. - \$319,900.00

3 Bedroom - 2 Storey  
Riverside Area - 14/48/750

*Modern updates and historic charm all in one!  
This meticulously maintained home is move in ready!  
Situated on a private cul-de-sac, this is a great family home!*



**Kitchen:** This spacious kitchen features beautiful new Ikea cabinets and quartz counter tops. Deep farm sink with modern faucet. Loads of natural light flows in through the large PVC window that overlooks the back yard. Quality stainless steel appliances include fridge, stove, dishwasher, gas range and overhead exhaust (2020). Mudroom off the kitchen provides access to the attached garage and has patio doors that lead to the back yard.

**Living/Dining Room:** L-shaped living and dining room have an open and airy feel with plenty of natural light and gleaming original oak hardwood floors. New built-in electric fireplace.

**Bedrooms:** 3 spacious bedrooms on the upper level with original oak hardwood floors, ample closet space and large PVC windows.

**Bathrooms:** 4 piece main bath on the upper level features a large modern vanity, new white tile in bathtub and cork flooring.



**Lower Level:** Nice, open family room with wall to wall Berber carpet. 3 piece bathroom with stand-up shower. 4' x 6' Harvia electric stone sauna is perfect for those cold winter days. Utility room.

**Yard:** Enjoy nature's paradise! Private back yard is situated on the treeline. New privacy fence built in 2023 on both sides of yard. 6 raised garden beds, fire pit, raised deck includes a 10' x 12' aluminum gazebo for outdoor dining. Shed. Back yard access to Millennium Trail. Double paved driveway with an additional gravel driveway that runs parallel with the garage inside the fence for further parking & storage. Front fence has 2 large doors that open to allow access for extra parking.

**Garage:** Single attached garage with direct access to the home. Heated, insulated and wired.

**Extras:** Excellent location! Stacking washer and dryer on upper level. Upgrades include; full interior painted, new window coverings and new main floor lighting. New basement bathroom lighting and exhaust fan in 2022. 80 gallon hot water tank 2021. Electrical panel replaced in 2021. Furnace, central air and steam humidifier in 2020. Shingles replaced in 2018. PVC windows 2016. Some furnishings are negotiable.



**Age:** 1959

**Lot Size:** 75' x 110' (8,250 sq ft)

**House Size:** 1,344 sq ft (672 sq ft main & upper levels)

**Taxes:** \$5,222.49 Gross 2023 (Net \$4,872.49)

**Heat:** EFA

**Possession:** TBA



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

