



35 Hillside Cr. - \$395,000.00

3 Bedroom - 1 1/2 Storey
Riverside Area - 26/48/750

Immaculate custom built executive home situated on prestigious Hillside Cr. This home offers quality finishing throughout and a private treeline location!



Kitchen: Beautiful custom kitchen with an abundance of light oak cabinets with coffee brown Brazilian granite counter tops and glass tile back splash. 8' center island with built-in oven and stove top. Walk-up coffee bar area. Quality stainless steel appliances. Porcelain tile floor.

Living/Dining Room: Open to the kitchen with vaulted ceilings and gorgeous "Brazilian" white oak hardwood floors that flow throughout. Large windows allow for lots of natural light.

Bedrooms: 3 bedrooms on the upper level with "Brazilian" white oak hardwood floors. The Primary bedroom is spacious with large closets with pull-out drawers. A French door leads to the private 5 piece ensuite with corner jetted tub, oversize vanity with make-up area and ceramic tiled walls, surround and floor. 2nd and 3rd bedrooms are good size and both have access to a 4 piece bath.



Bathrooms: 4 piece main bath with ceramic tile walls and floor. 2 piece bath on lower level.

Lower Level: Nice, open family room with patio doors to the deck and private back yard. Wood burning fireplace with Italian Marble face and hearth. Office/computer room. Finished laundry room with European style cabinets and 2 piece bath with ceramic tile floors and walls..

Yard: Great curb appeal! Private back yard. Nicely landscaped with raised wooden deck in back. Lawn sprinkler system. Double inter-locking brick driveway and inter-locking brick walk way.

Garage: Double attached garage with built-in shelving.



Extras: Meticulously maintained throughout! 35 year shingles are 18 years old. Polar triple pane, argon filled PVC windows. Maintenance free exterior. 2" x 6" construction.

Age: 1991

Lot Size: 70' x 110' (7,700 sq ft)

House Size: 2,040 sq ft

Taxes: \$7,080.45 Gross 2023 (Net \$6,730.45)

Heat: EFA (Approx. \$300.00 per month)

Possession: TBA

RE/MAX THOMPSON

Each office independently owned and operated.

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

