



## **36 Knight Pl. - \$355,000.00**

**3 + 1 Bedroom - Bungalow  
Burntwood Area - 17/2/25470**

***Situated on a quiet cul-de-sac in popular sub-division!  
Very well maintained and move in ready!***



**Kitchen/Dining** - Large, bright kitchen with plenty of laminated wood cabinets and matching island counter. Stainless steel appliances. PVC window over double stainless steel sinks and large PVC Bay window.

**Living/Dining Room** - Open living and dining room with a beautiful Bay window that lets the sunshine in. Newer laminate flooring.

**Bedrooms** - 3 spacious bedrooms on the main floor with newer laminate flooring. The Primary bedroom features ample closet space and 3 piece ensuite with stand up shower.

**Bathrooms** - 4 piece main bathroom with "Fiat" tub and large vanity with vessel sink. 3 piece bath on the lower level with jetted tub and ceramic tile flooring.



**Lower Level** - Spacious rec room with newer flooring and gas fireplace. 4th bedroom with large closet. Laundry/utility room.

**Yard** - Yard is fenced and landscaped. Raised wooden deck. Shed.

**Garage** - Double attached garage is heated, insulated and wired. EDO.

**Extras** - Tastefully decorated throughout! Great family home is in walking distance to school. HRV. Central air. 2" x 6" construction with concrete basement. Siding, shingles and windows replaced in 2015.



**Age:** 1991

**Lot Size:** Irregular (10,952 sq ft)

**House Size:** 1315 sq.ft

**Taxes:** \$7,326.24 Gross/2023 (Net \$6,976.24)

**Heat:** EFA - Approx. \$325.00 per mo.

**Possession:** TBA



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

