



***307 Riverside Dr. - \$285,000.00***

***3 + 1 Bedroom - Bungalow***

***Riverside Area - 15-16/59/751***

***A must see! Professionally renovated throughout!  
Absolutely nothing to do, but move in and enjoy!***



**Kitchen** - The kitchen offers a sleek design that is open to the dining area. Beautiful white "Kitchen Craft" cabinetry with soft close drawers and laminate counter tops. PVC window over double stainless steel sinks and PVC window in the dining area. Stainless steel range hood and built-in dishwasher. Brushed nickel hardware finishes the look. Dark maple flooring flows throughout the upper level.

**Living Room** - The beautiful maple floors add character and ground the room. Large PVC window.

**Bedrooms** - 3 bedrooms on the main floor have Maple hardwood floors, double closets and PVC windows. 4th bedroom down.

**Bathrooms** - Spacious 5 piece modern main bath features a gorgeous vanity with his and her sinks, soaker tub and vinyl stone look flooring. 4 piece bath down.



**Lower Level** - Ready for family fun, the family room area has wall to wall carpet and suspended ceiling. 4th bedroom is large with wall to wall carpet and double closet. Modern 4 piece bathroom. Laundry room with vinyl flooring is completely finished.

**Yard** - Fenced and landscaped. Large wood deck off front entrance. Deck and gazebo in back. Asphalt drive.

**Extras** - Beautifully renovated (interior and exterior in 2016) with modern colors and fixtures that complement the home! Great location! Newer EFA furnace and 200 amp panel. Newer shingles. PVC windows throughout. Maintenance free exterior and 1 ½" insulation. Steel insulated doors. 60 gallon hot water tank. Appliances included. Some furniture negotiable.



**Age:** 1961  
**Heat & Hydro:** EFA  
**Lot Size:** 60 x 125 (7,500 sq ft)  
**House Size:** 1,094 sq ft  
**Taxes:** \$5,094.80 Gross/2024 (Net \$3,992.71)  
**Possession:** TBA

**RE/MAX THOMPSON**

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

