



70 Hillside Cr. - \$479,000.00

**3 Bedroom - 2 Storey
Riverside Area - 2-36874**

Pride of ownership shines though in this beautiful Hillside home! Situated on the tree line this home has many modern amenities!



Main Floor:

The main entrance opens to the formal dining room with vaulted ceilings and lots of natural light. Gorgeous Oak hardwood floors flow throughout the main level.

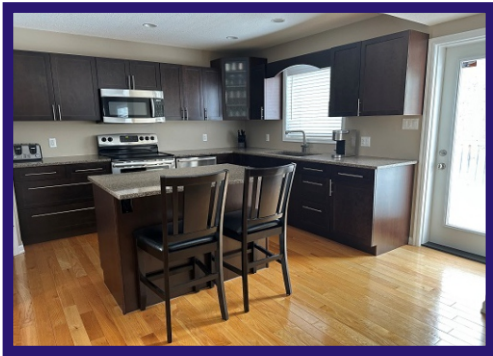
Open concept kitchen and living room. The kitchen features an abundance of dark "Espresso" cabinets and island with quartz counter tops. PVC window over double stainless steel sinks overlooks the back yard. Quality stainless steel appliances.

The living room is spacious with a large picture window that overlooks the tree line. Recessed lighting.

2 piece powder room with vanity. Main floor laundry room with direct access to the garage.

Upper Level:

3 bedrooms on the upper level with engineered hardwood floors. The Primary bedroom is spacious and features a walk-in closet and 4 piece ensuite with lots of storage. 2nd & 3rd bedrooms are good size. Computer nook.



Lower Level:

Nice, open rec room with wall to wall carpet, suspended ceiling and recessed lighting. Walk-up wet bar with built-in bar fridge is great for entertaining. 3 piece bath with stand-up shower. Bonus room with legal window could easily be made into a 4th bedroom. Large utility room houses the electric furnace, HRV and hot water tank.

Yard: Large, private tree line lot. Raised wooden deck 12 X16 in rear. Front patio is 16X 24. Double concrete driveway.

Garage: Double attached garage on concrete pad is insulated and wired. Direct access to the house.

Extras: Custom built executive home in an excellent location! 2" x 6" construction with an insulated concrete foundation. Stucco exterior. Central air. Central vac. Fridge, stove, washer dryer to stay.



Age: 2010

Lot Size: Irregular (10,625.75 sq ft)

House Size: 1,792 sq ft (896 sq ft on each level)

Taxes: Net Taxes 2024 - \$5,656.25

Heat: EFA - Approx. \$240.00 per month

Possession: TBA

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