



7 Grayling Pl. - \$469,900.00

3 Bedroom - 1 1/2 Storey Split

Burntwood Area - 10/50058

***Custom built executive home on quiet bay!
Very well maintained home in a great location!***

Main Floor:

Large open concept kitchen, living and dining room. Lots of windows makes the space bright and airy. Beautiful hardwood floors throughout. High ceiling and recessed lighting.

The front entryway is spacious with large closet and access to the double car garage.

Front entry room is perfect for a formal dining room, extra living space, office area or children's play area.

The kitchen features include plenty of custom made, quality cabinetry, granite counter tops, tile back splash and walk-in pantry. The large island is perfect for a large family or entertaining guests, lots of sitting room, granite counter tops and double stainless steel sink.

Living room area is spacious with lots of natural light, built-in electric fire place and large windows.

Dining area is spacious with lots of room for a large table. Garden door to the deck overlooking the back yard.

2 bedrooms on the main floor with spacious closets, large windows and wall to wall carpet.

4 piece main floor bath with modern vanity with granite counter top, tub surround and tile floor.

Main floor laundry provides extra conveniences for a busy household. Tile floors.

Upper Level:

Beautiful Primary bedroom with wall to wall carpet and walk-in closet. 4 piece ensuite is a private oasis with a glass shower, separate tub, large vanity with granite top and heated tile floors.

Lower Level:

Large, open rec room with wall to wall carpet, lots of windows, suspended ceiling and recessed lighting. Bonus room with wall to wall carpet is great for guests or office. 4 piece bath with modern vanity and tub surround. Large storage room.

Garage - Double attached garage with direct access to the home. Insulated and wired. Electric door opener. Lots of parking for 2 vehicles.

Yard - Partially fenced and landscaped. Composite deck overlooking green space. Paved driveway.

Extras - A wonderful family home. Well maintained in a great location. Custom built by A & B Builders. 2" x 6" construction.

Age: 2013

Lot Size: Irregular (8,336 sq ft)

House Size: 1,437 sq ft

Taxes: \$9,149.77 Gross 2024 (Net \$7,154.41)

Hydro: EFA (Approx. \$290.00 per month)

Possession: TBA



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is not warranted to be so.

