



**28 Farrell Dr. - \$229,000.00**

**3 + 1 Bedroom - Bungalow**

**Burntwood Area - 7/2/25470**

*Located in a quiet Cul de sac on an oversized lot!*



**Kitchen** - Eat in kitchen with plenty of oak cabinets and laminate counter tops. Spacious center island. Ceramic tile back splash. Double stainless steel sinks and vinyl flooring. Dining area has french door to raised deck and rear yard.

**Main floor Office** - This room is spacious and is perfect as a main office! Laminate flooring and french doors. Ceiling fan and good size windows for natural light.

**Living Room** - Spacious living room to enjoy company. Lots of natural light pours in through the large picture window. Laminate flooring.

**Bedrooms** - 3 bedrooms on main level. Primary bedroom is oversized with plenty of room for a king size bed. Large walk-in closet and 2 piece ensuite. Bedrooms 2 & 3 have large closets. Laminate flooring through all bedrooms.

**Bathrooms** - 4 Piece main bath with soaker tub. Spacious vanity with plenty of light. vinyl flooring. 2 piece ensuite in the primary bedroom. 3 piece bath with stand up shower on the lower level.

**Lower Level** - Oversized family room suspended tile ceiling and wall lighting. 4th bedroom plus a Hobby/ computer room. Renovated 3 piece bathroom with stand-up shower and new fixtures. Large laundry/ utility room.

**Garage:** Double detached garage on a concrete pad. Insulated and wired with an Electric door opener.

**Yard** - Large lot with raised wooden deck. off the back entrance. Double interlocking brick driveway.

**Extras** - Located in sought after Burntwood location on a quiet Cul de sac. Central air. PVC windows. 2 X6 Construction.



**Age:** 1992

**Lot Size:** Irregular (15,192 SqFt)

**House Size:** 1,524 sq ft

**Taxes:** \$6,686.62 Gross 2024

**Hydro:** EFA - Approx \$275.00/ Month

**Possession:** Immediate



**RE/MAX THOMPSON**

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

