



## 72 Hillside Cr. - \$495,000.00

3 + 2 Bedroom - Bungalow

Riverside Area - 3/36874

*Beautiful custom built home nestled on a peaceful cul-du-sac in the desired Riverside area!*

*This property offers a private, family oriented location, backing onto the tree line and within walking distance to schools and shopping. The home has stunning curb appeal with its stucco and brick exterior finishes, concrete driveway, ample parking and beautiful landscaping with perennial gardens.*

*Open concept kitchen, living and dining room is warm and inviting! Engineered "distressed mocha" hardwood flows throughout main living area.*

**Kitchen** - Dream kitchen features oversize, rich dark espresso oak cabinets with granite counter top and soft close hardware. Gather around the central island with granite counter top, overhead lighting and built in bas fridge. Quality stainless steel appliances.

**Dining Room** - Open and spacious - ideal for entertaining. Garden door leads onto a covered maintenance free composite deck that's perfect for gathering with friends.

**Living Room** - Tastefully decorated with a built-in electric fireplace with stone feature wall. Spacious seating area. Recessed lighting. Walk up bar with granite counter top. Large triple pane windows overlook the street.

**Bedrooms** - 3 bedrooms on the main floor. The primary suite is large with wall to wall carpet and open walk-in closet. Luxurious ensuite with soaker tub, walk-in steam shower, double sink vanity and cork flooring. 2nd and 3rd bedrooms with wall to wall carpet and armoires included.

**Bathroom** - Modern 4 piece main bath with skylight, tub surround, modern double sink vanity and cork flooring.

**Lower Level** - Wide stairwell to the lower level with 10' ceilings and natural light. 2 additional, legal bedrooms with wood flooring and double closets. Massive rec room is partially finished. Roughed in plumbing for 3rd bathroom. Large utility area with extensive storage space.

**Garage** - Double attached garage (built in 2011) wired with insulated overhead door. Ample storage.

**Yard** - Beautifully landscaped with wrap around composite deck for outdoor living. Fire pit area. Enjoy the privacy and peace of the tree line location.

**Extras** - Pride of ownership shines throughout! 10' ceilings on both floors. Sound proof construction. Triple pane tinted windows. Solid 36" interior doors and wide hallways. 30 year architectural shingles. Central vac, Back water valve. HRV. Hot water tank 2025. EFA furnace 2014. Roughed in for central air.

**Age:** 2009

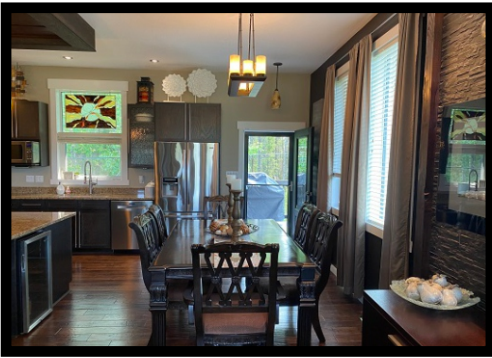
**Lot Size:** Irregular (9,988.69 sq ft)

**House Size:** 1,760 sq ft

**Taxes:** \$7,865.19 Gross 2024 (Net \$6,152.81)

**Heat:** EFA

**Possession:** TBA



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

