

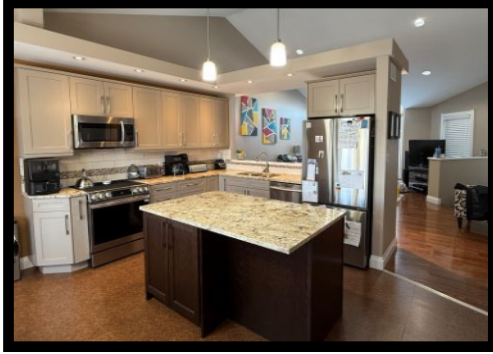


## 20 Grayling Pl. - \$459,000.00

3 + 1 Bedroom - Bungalow

5/50058

*Custom built home is loaded with quality finishings!  
Located on quiet cul-de-sac with beautiful curb appeal!*

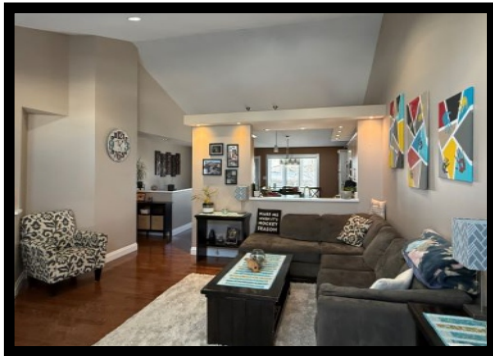


**Kitchen** - Spacious eat-in kitchen with plenty of kitchen craft cabinets, granite counter tops with tile back splash. Large island with granite counter tops. Stainless steel appliances and built-in microwave. Vaulted ceilings, cork flooring and stainless steel sink that overlooks the living room. Garden doors lead you out onto the maintenance free composite back deck.

**Living Room** - This space is nice and bright with cathedral ceilings and nice cathedral window that lets that natural light pour in! Beautiful Hardwood floors finish off the room.

**Bedrooms** - 3 bedrooms on the main level with wall to wall carpet. Primary Bedroom has 3 piece ensuite with stand up shower, cork flooring, large vanity and tile back splash. 4th bedroom on lower level.

**Bathroom** - 4 piece main bathroom features a modern vanity, nice tub with surround and cork flooring. 4 piece on lower level has vinyl flooring and tub surround. 3 Piece ensuite in the primary bedroom.



**Lower Level** - Large open rec room is great for families and entertaining. wall to wall carpet, suspended ceiling and pot lights. Oversized 4th bedroom with a nice large closet and wall to wall carpet.

**Yard** - Pie shaped backyard is partially fenced. Back composite deck off the dining/ kitchen area. Concrete Driveway. Direct access to the house from the garage.

**Garage** - Double attached garage is insulated, wired on a concrete pad. High ceilings. Extra fridge and freezer.

**Extras** - Beautiful home! PVC windows. 2" x 6" construction. Central air. Fridge is 1 year old and stove is 2 years old.



**Age:** 2015

**Lot Size:** Irregular (8,026) sq ft

**House Size:** 1,383 sq ft

**Heat:** EFA (Approx. \$285.00 per month)

**Property Taxes:** \$8,655.21 Gross/2025 (Net \$7,155.21)

**Possession:** TBA

 **REMAX** THOMPSON

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

