



## 92 Granite Cr. - \$309,000.00

### 3 Bedroom - Bungalow Riverside Area - 31/57/751

*Beautiful family home is loaded with amenities!  
Located on a quiet street in a great family location!*

**4 Season Sunroom** - Step from the deck into this 4 Season sunroom. A great room to sit and relax with plenty of sunshine, laminate floors and lots of windows. Perfect for relaxing or entertaining!



**Kitchen** - Open concept to the dining room and living room makes the kitchen great for entertaining. Beautiful "Swan Valley" Maple cabinets and bar area with granite top. Modern tile backsplash and lighting. Hardwood floors. Double stainless steel sinks.

**Living Room** - Plenty of natural light flows from the large PVC picture window and warms the room. Beautiful electric fireplace. Hardwood Flooring.

**Bedrooms** - 3 bedrooms on main floor have laminate flooring. Primary bedroom has a nice custom built feature wall, Ikea storage cabinets and can easily accommodate a King Size bed.

**Bathroom** - "Get the "spa treatment" in this beautifully updated 4 piece bathroom. Separate shower with 6 jets and rain shower head. Soaker tub. Large modern vanity with rectangular vessel sink. Duro-ceramic tile flooring. 3 piece bath on lower level.

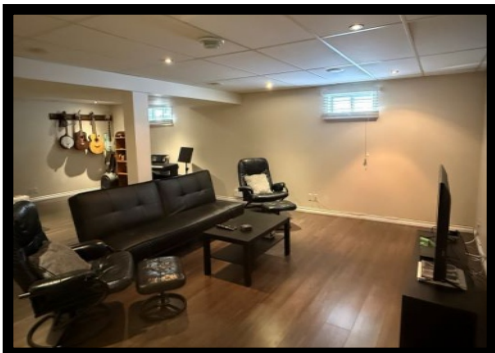


**Lower Level** - Spacious rec room with newer laminate flooring and suspended ceiling. Extra room can be used as office/den. 3 piece bathroom with separate shower. Laundry room. Storage room.

**Yard** - Gorgeous landscaping in front and back. Front walk and flower beds done with "Barkman" brick. Raised 2-Tier wooden deck in private back yard. Driveway is done in crushed limestone.

**Garage** - 24' x 28' detached double garage is newly insulated, wired and on a concrete pad. 10' walls.

**Extras** - Great location. Close to school and shopping. HWT (2021), new furnace in 2017, PVC triple pane windows throughout. PVC dual pane in sunroom. 200 Amp panel. Shingles 15 years old



**Age:** 1960

**Lot Size:** 60 x 125 (7500 sq ft)

**House Size:** 1106 sq ft with 156 sq ft sunroom

**Taxes:** \$6,154.35 Gross/2025 ( Net: \$4,654.35)

**Heat:** EFA - Approx. \$300. per month

**Possession:** July 2026

 **REMAX** THOMPSON

Each office independently owned and operated.

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

