# *20 Grayling Pl. - $439,000.00*

## *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 steep 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**

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