

74 SHANNON AVENUE

\$1,499,000



PROPERTY DETAILS



17.42 x 95 ft



3 + 1 Bedrooms



3 Bathrooms



1 car parking - right of way

JOSIE STERN TEAM

ON YOUR SIDE

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Main Floor

Living Room - 14 ft 9 in x 13 ft 3 in
Hardwood floors, Large Window, Gas Fireplace

Dining Room - 13 ft 10 in x 12 ft 3 in
Hardwood Floors, Exposed Brick Wall, Open to Living Room

Kitchen - 13 ft 9 in x 10 ft 6 in
Tile floors, Granite Counters, Stainless Steel Appliances including Gas Stove, Breakfast Bar, Pantry Cupboard, Casement Windows

Second Floor

Office - 7 ft 4 in x 4 ft 10 in
Vinyl Floors, Casement Window

Bedroom - 13 ft 5 in x 9 ft 3 in
Hardwood Floors, Window, Double Closet

Bedroom - 14 ft 10 in x 12 ft 6 in
Hardwood Floors, Window, Walk-out to Deck, South Facing

4 Piece Bathroom
Tile floors, Separate Soaker Tub, Separate Shower, Large Casement Window

Third Floor

Primary Suite - 26 ft 10 in x 9 ft 7 in
Hardwood floors, 4 piece ensuite, Walk-through closet with Built-ins, Windows, Pot Lights, A/C Wall Unit

Ensuite 4 Piece Bathroom
Tile floors, Large glass shower, Modern Double Sink Vanity, Pocket door, Double medicine cabinets for more storage

Lower Floor (ceiling height 7 ft)

Laundry/Utility Room - 14 ft 1 in x 7 ft 4 in
Open concept, above grade window, open to kitchen, pot lights, under stairs storage

Recreation Room - 15 ft 7 in x 9 ft 10 in
Broadloom, Above Grade Windows, Storage

3 Piece Bathroom
Tile Floors





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Home Improvements by Seller:

2020 – Back flow valve installed

2020 – Air conditioner installed

2021 – Third floor to the studs + mini split system. Closets in the two other bedrooms. Sound proofing and insulation in party wall. Ethernet CAT6 wired from basement to 3rd floor, 2nd floor office, and smaller 2nd floor bedroom.

2022 – New dishwasher

Features:

- * Over 2,500 sq ft of living space over 4 levels
- * Gas fireplace
- * Exposed Brick Wall on first & second floors
- * Kitchen with breakfast bar, pantry cupboard & granite counters
- * Second Floor office nook
- * Third Floor Primary retreat with built-in desk, 4-piece ensuite and walk-through closet with built-ins
- * 4-piece ensuite with large glass shower, double sinks & heated floors
- * Large front porch
- * Bar Fridge
- * Private, low maintenance backyard



Possession: To be Determined

Heating: Gas/Forced Air, Central Air Conditioning, in-floor heating in 3rd floor ensuite

Taxes: \$4,008.77 - 2024

Inclusions: Stove, Dishwasher, Fridge, Alarm system, washer, Dryer, Wine fridge in basement, all ELF's and All roller and venetian blinds, Backyard shed, Hot water tank

Rental Items: None