

Welcome to 137 Gloucester Grove



\$1,200,000



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ON YOUR SIDE

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Main Floor

Foyer	13 ft 8 in by 3 ft 8 in	Slate floors, closet, pot lights, stained glass window, glass insert with wrought iron on front door.
Living Room	16 ft by 11 ft 10 in	Laminate floors, open to kitchen, pot lights, French door walk out to deck, windows.
Dining Room	16 ft by 9 ft 9 in	Hardwood floors, fireplace with wood wall detail, pot lights, double French doors to dining room, radiator cover, window.
Kitchen	16 ft by 11 ft 4 in	Laminate floors, upper and lower cabinets, quartz countertop, stainless steel appliances, large island with breakfast bar and undermount stainless steel sink, open to office and family room, ceramic backsplash, pantry, pot drawers, pot lights.
Office	9 ft 5 in by 8 ft 6 in	Laminate floors, open to kitchen, double French doors to dining room, Honeywell thermostat.

Second Floor

Primary Bedroom	13 ft 9 in by 12 ft 6 in	Broadloom, double closet with mirror doors, radiator cover, window.
Second Bedroom	15 ft 7 in by 7 ft 10 in	Broadloom, 2 double closets with mirror doors, window.
3 Piece Bathroom		Laminate floors, Whirlpool tub, single sink vanity with undermount cabinets, window.

Basement

(Ceiling Height 6 ft 6 in) *Separate entrance.

Recreation Room	15 ft 6 in by 15 ft 3 in	Broadloom, closet, pot lights, above grade window.
3 Piece Bathroom		Ceramic floors, single sink vanity with single lever faucet and undermount cabinets, pot lights, above grade window.
Laundry Room	8 ft 5 in by 7 ft 4 in	Laminate floors, front load Samsung washer and dryer.
Storage Room	15 ft 9 in by 15 ft 6 in	Concrete floors and walls, 8 ft ceilings, above grade window.

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Home Improvements and Features as per Seller

2022

- *New roof shingles.
- *Replaced kitchen cupboards and countertop.
- *Installed plank vinyl flooring in kitchen and family room.
- *Installed sump pump with emergency battery back up.

2021

- *Replaced flat roof at the rear.
- *Installed hardwood flooring in front room.
- *Installed front porch eaves and down spouts.

2014

- *Upgraded windows to vinyl, all double & e-glass, some double hanging, some crank on upper 2 floors.

- *2nd floor bathroom has a whirlpool tub.

Inclusions:

Fridge, stove, dishwasher, washer, dryer, electric light fixtures, window blinds, backyard shed and pergola, basement shelving,, sump pump.

Exclusions:

All wall mirrors & artwork, all window air conditioners.

- Lot Size:** 22.50 feet by 116.66 feet
- Heating:** Hot water gas
- Taxes:** \$4,278.18 for 2022
- Parking:** Front pad parking for 1 car.