



Country living, minutes from city

Welcome to:
357 Limousin Ave.

Taxes Gross: \$3,392.72
 Lot Size: 4.04 acres. Lot size Frontage 320 by Depth 550
 Custom built 1993 - 1 owner home

MAIN LEVEL

Great Room 30 x 20
 Kitchen 13 x 10
 Dining Room 16 x 12
 Master Bedroom 14.5 x 13.3
 Bedroom 12 x 10.4
 Bedroom 12 x 10.4
 Mudroom 13 x 11 less jogs

UPPER LEVEL

Loft 20 x 12

LOWER LEVEL

Recreation Room 32 x 24.67
 Office 10.5 x 7.87
 Hobby Room 13 x 11.67
 Bedroom 13 x 11.67
 Laundry 12 x 12
 Storage Room 11.25 x 7.25

Features:

- Chalet style 1972 sq ft
- Energy efficient, 2 x 6 Construction
- Tripane Windows
- Loft 240 sq ft (beautiful Pine Staircase)
- Fully developed lower level (1612sq ft) needs some finishing
- Preserved Wood Basement on Concrete Grade Beam
- Insulation: Ceiling R40 - Walls R20 - all interior walls R12 - Bsmt R28
- 3+ Bedrooms
- 3 full Baths - jetted tub in Bsmt
- Decks - Front (45 x 16) & Rear (12 x 12)
- Gazebo (10.8 x 10.6)
- Balcony off Loft
- Custom kitchen Cabinets (Maple)
- BI Dishwasher
- Appliances
- Solid doors throughout
- French doors and Garden doors
- Interior finishes in Oak - Maple - Cedar - Pine
- Photography/Darkroom/Hobby Room (stainless steel sinks)
- Central air conditioning
- Roughed in vac

- Oversized DD Garage 32x 28
- 10 Ft Height insulated ceiling
- Fully insulated walls with insulated door & Garage Door Opener
- 1500 space heater
- 220 V
- Work Benches
- Winch
- Beautifully Treed (mature trees), Apple trees, Hazelnuts, Saskatoons, Buffalo berry, Basswood/Linwood, Pyramid Cedars, Mugo pines & MORE

Upgrades:

- Neutral wall to wall in Loft Area (to be installed)
- Balcony off Loft
- Roof – transferable warranty
- Water Softener
- Hot Water Tank 50 gal
- Pressure Tank
- High Efficiency Carrier Furnace
- Shrubs

Micellaneous:

- 2 outside water outlets
- 8.5 Km from Fire Station

Thank you for viewing this home!

Marketed by: **Win Blahey – Delta Real Estate**

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Your Win-ning team!

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