

## 44 Drake Cres



File# 184

### Stunning Home with privacy

**\$329,900.00 CAD**

You will be impressed with this beautifully renovated dutch colonial style home with loads of upgrades incl. stunning new kitchen with granite, propane stove, large center Island & patio doors to back deck with hot tub included! There are a total of 3 fireplaces, one wood burning in the formal living room & master bedroom and the propane fireplace in main floor family room. The main floor has 9 ft. ceilings and is draped with hardwood flooring, a formal dining room, main floor laundry and a large pantry room off of the family room. Upstairs you will find a huge master suite with beautifully renovated ensuite, two more bedrooms and main bath. There is plenty of storage and space in the basement which is partially finished incl. gym room. Other recent upgrades incl. roof shingles, hot water tank, new windows, generac standby generator, outside of home painted, new fridge, wall oven, gas fireplace and more. This is a quiet area within 2 KM of the popular Martinique Beach, Yacht Club and amenities just 5 min. up the road.

#### Listing Agent

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#### Directions

East Petpeswick Rd. to Drake Cres. Approx.  
2 km before Martinique Beach



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Interested parties are encouraged to seek independent verification of facts presented herein.

#### Property Highlights

Age ±: 22

Lot Size: 50,028

Dimensions: 40.7 x 24.8 + 14.2 x 18.10

Zoning: R1

Assessment: 263400

Taxes: 2799.96

Style: 2 Story Dutch

Bedrooms: 3

Bathrooms: 2.5

Flooring: Hardwood, Ceramic, Carpet

Heating: Radiant, Electric, Propane

Water: Drilled Well

Sewer: Septic

Parking:

Garage: Attached Double

Services: High Speed, Cable, Telephone,  
School Bus