

***31 Hall Rd.***



**MLS® 201802183**

**File# 191**

## ***Large Family Home - Waverley***

***\$285,000.00 CAD***

Warmth and character is what you will find with this beautiful 3/4 acre property nestled in the trees. Featuring 4 bedrooms on the upper level, a private ensuite for the Master and a 4 pc for the family. The main floor is draped with hardwood and a great living room with feature wood burning fireplace which flows into a main floor family room and beautiful bright sunroom. Patio doors off the living room take you to a huge deck taking you to the beautifully landscaped front yard. A majority of the windows are new, new air exchange, oil tank & updated powder room on the main level. The downstairs features a 5th bedroom and large laundry/storage area with walkout to the back yard as well as a nice size cold room for your wine or preserves. Included is a nice size shed with concrete slab & R/I central vac (no attachments). There is a golf course near by and walking park. This is a great family neighbourhood with good schools within 15 min. of the airport.

### **Listing Agent**

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

### **Property Highlights**

**Age ±:** 39  
**Lot Size:** 28125 + 2146 sq. ft.  
**Dimensions:** 35 x 32'8  
**Zoning:** R1  
**Assessment:** 258,800 & 1400  
**Taxes:**  
**Style:** 2 Story  
**Bedrooms:** 0  
**Bathrooms:** 2.5  
**Flooring:** Hardwood, Laminate, Ceramic  
**Heating:** Baseboard, Oil HW, Wood  
Fireplace  
**Water:** Municipal  
**Sewer:** Septic  
**Parking:**  
**Garage:**