



For Sale

4006 Eady Court

 **Cyrville**

 **3**

 **2**

 **1**

Stylish renovations & prime location! Be the first to enjoy this newly made over space, perfectly set in a quiet court - walking distance to all the necessities! Turnkey home is ideal for first time buyers & young families with major investment potential. Bright sunlight bounces off crisp white walls paired with warm wood tone laminate flooring & brand new cool grey vinyl tile. Minimalist lighting fixtures, clean lines & open layout create timeless contemporary feel. Classic white kitchen features plenty of storage area with modern shaker style & open cabinetry, marble style backsplash & eat in space, ideal for breakfast or homework table. Living & dining rooms quietly located at the back of the home are anchored by cozy wood-burning fireplace with rustic stone surround and terracotta tile base + access to fully fenced backyard with large walk out deck – the perfect place to enjoy a sunny day. All three bedrooms & full 4-piece bathroom are hosted on the second level, primary retreat features large wall to wall closet! Fully finished basement offers large recreation room for comfortable second living area, with recessed lighting & laminate flooring.



Cyrville Neighbourhood

Located less than a 10 minute walk or 3 minute drive to St Laurent Blvd and Shopping Centre with endless shopping, restaurants, entertainment, parks and more! Easy access to HWY 417, transit and well connected with Aviation Pathway walking & cycling trails.

Inclusions

- Refrigerator (2017), Stove (2017), Hoodfan, Washer, Dryer, All light fixtures, Bathroom mirrors

Approximate Property Taxes

- Property taxes: \$2,235/2022

Improvements & Upgrades

- Kitchen cabinets - 2022
- Kitchen countertop - 2022
- Kitchen backsplash - 2022
- Vinyl flooring in kitchen, hallway, & powder bathroom - 2022
- Freshly painted throughout - 2022
- Laminate flooring in living room & basement - 2009



Charming Townhome

- Set in a quiet court
- Stylish renovations
- Ideal for first time buyers and young families
- Major investment potential
- Crisp white walls
- Warm wood tone laminate flooring
- Brand new cool grey vinyl tile
- Minimalist lighting fixtures
- Clean lines
- Open layout
- Timeless contemporary feel
- Classic white kitchen
 - Plenty of storage space
 - Modern shaker style and open cabinetry
 - Marble styled backsplash
 - Eat in space, ideal for breakfast nook or homework table



Impressive Layout

- Living and dining rooms located at the back of home
- Cozy wood-burning fireplace with rustic stone surround and terracotta tile base
- Access to fully fenced backyard with large walk out deck
- Partial bathroom on main level
- Second level with good sized bedrooms
 - carpeted flooring for added comfort
- Primary retreat featuring large wall to wall closet
- Fully finished basement
 - Large recreation room for very comfortable second living area
 - Recessed lighting
 - Laminate flooring
 - Storage & laundry room



Home Features & Systems

approximate ages

- Home Built - 1980
- Forced air furnace, natural gas
- Municipal City Water
- Hot water heater, Enbridge - rental
- Fireplace, wood burning
- Roof, asphalt shingles - 2017
- Windows & Doors - 1980

Condominium Management

approximate amount

- Condominium #239 managed by:
 - Deepark Management Limited
 - <http://deerpark.ca/>
 - 613-745-2389
- Fee: \$432/month
- Fee includes:
 - 1 exterior parking space, #13
 - Exterior maintenance
 - Roof
 - Yearly maintenance of chimney's
 - Snow Removal
 - Water/Sewer
 - Management Fee
 - Reserve Fund
 - Condo Insurance
 - Garbage Removal



**Are you ready
to make this
house a *home*?**

Natalie McGuire

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