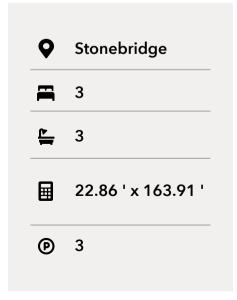


For Sale

104 Hawktree Ridge

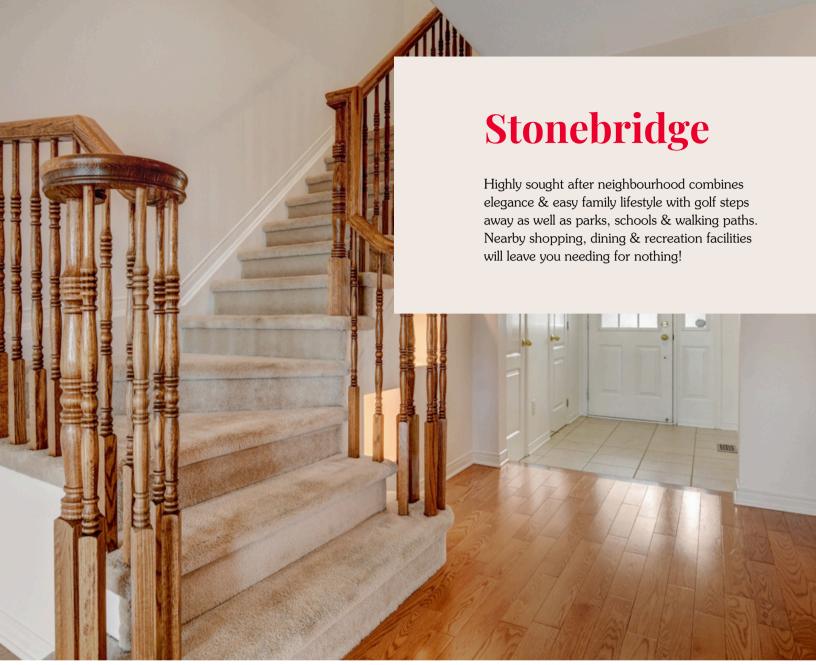


Perfectly poised at the end of quiet cul-de-sac, backing on to Stonebridge Golf Course, NO REAR NEIGHBOURS. This home is Monarch's popular National model, boasting both tranquility & prestige & features a walk out basement.

As you enter, you're greeted by a sunken foyer that opens up to a spacious, sun-drenched open-concept layout. Gleaming hardwood floors are complimented by freshly painted walls & oversized picturesque windows creating a warm & inviting atmosphere. Living & dining areas are positioned to the side of gourmet kitchen offering breakfast bar & ample eat-in space + direct access to raised deck for BBQing or dinner with a sunset view!

Primary suite acts as a personal retreat featuring double walk-in closets and ensuite designed for relaxation with soaker tub & separate shower. Two additional well sized bedrooms, second full bath + convenient upper-level laundry.

Coveted walk out basement, fully finished & feels like comfortable bonus living & entertainment space complete with gas fireplace. Premium backyard – extra deep & fully fenced with mature trees adding privacy.



Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave, hood fan
- Washer & dryer, all light fixtures, bathroom mirrors, alarm system, automatic garage door opener & remote

Approximate Costs

- Hot Water Heater, Rental (Reliance): \$40/month
- Property taxes: \$4,601/2023





Tranquil Townhome

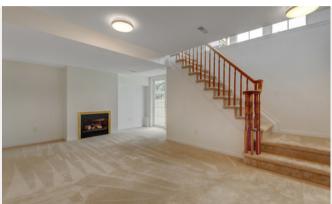
- · Perfectly poised at the end of quiet cul-de-sac
- · Backing on to Stonebridge Golf Course
- Monarch's popular National model
- · No rear neighbours
- · Gleaming hardwood floors
- Freshly painted walls
- · Finished basement
- Premium backyard
 - Extra deep
 - Fully fenced
 - Mature trees adding privacy

Beautiful Design

- Welcoming sunken foyer
- Spacious, sun-drenched open-concept layout
- Oversized picturesque windows creating a warm & inviting atmosphere
- Living & dining areas are positioned to the side of the kitchen
- Gourmet kitchen
 - Breakfast bar
 - Ample eat-in space
 - Direct access to raised deck for BBQing or dinner with a sunset view
- Upstairs hosts three bedrooms, second full bath
 - + convenient upper-level laundry
 - Primary suite acts as a personal retreat featuring double walk-in closets + ensuite designed for relaxation with soaker tub & separate shower







Home Features & Systems

approximate ages

- Built in 2005
- · Monarch, National model
- · Furnace, forced air natural gas
- · Central air conditioning
- Municipal city water
- Roof, asphalt shingles
- · Natural gas fireplace

Walk Out Basement

- · Coveted walk out basement
- Bright & airy
- · Fully finished
- Feels like comfortable bonus living & entertainment space
- · Complete with gas fireplace
- Opens onto covered ground-level deck, extending living area outdoors



Are you ready to make this house your home?

Natalie McGuire

Sales Representative

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