




For Sale

104 Hawktree Ridge

 Stonebridge

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 22.86' x 163.91'

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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.



Stonebridge

Highly sought after neighbourhood combines elegance & easy family lifestyle with golf steps away as well as parks, schools & walking paths. Nearby shopping, dining & recreation facilities will leave you needing for nothing!

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*?**

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