





For Sale

86 Hawktree Ridge

 Stonebridge

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 27.17' x 134.45'

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Exquisite end unit townhome backing onto Golf Course – walk out basement & no rear neighbours. Located on a quiet cul-de-sac, beautifully finished with brick walkway, raised garden bed, mature foliage & covered front porch. Sunken foyer provides a welcoming greeting & access to attached garage complete with charging port. Elegant upgrades & modern design – crisp white walls paired with sleek contrasting black accents, light hardwood floors + staircase, crown moulding & mix recessed lighting and tasteful fixtures. Huge full storey back windows flood main & lower level with sunlight. Open concept floorplan, spacious living & dining areas, walk-through kitchen boasting huge peninsula island, granite counters, upgraded cabinetry pieces & generous eat in space. Patio door off kitchen leads to 2nd level deck finished with privacy wall, glass railings & retractable awning. Finished L shaped basement offers the perfect layout for multiple uses including a secondary living space anchored by gas fireplace + access to covered terrace & extra deep partially fenced backyard tucked under mature trees for added privacy.



Stonebridge

Perfectly placed on calm street in desirable Stonebridge – steps from the clubhouse, parks, schools & picturesque walking trails. Minutes to shopping, dining & recreational needs!

Inclusions

- Kitchen appliances: refrigerator (2005), stove (2005), dishwasher (2005), microwave/hood fan (2019)
- Washer & dryer (2014), all light fixtures, window blinds, bathroom mirrors, alarm system, automatic garage door opener & remote, King bedroom furniture and side tables, patio furniture & cushions, dining room chairs & sideboard, custom urban barn living room sofa, surround sound in basement

Approximate Costs

- Hot Water Heater, Rental (Reliance):
- Property taxes: \$4,880/2024



Stylish Townhome

- Exquisite end unit townhome backing onto Stonebridge Golf Course
- Walk out basement
- No rear neighbours
- Located on a quiet cul-de-sac
- Beautifully finished with interlock brick walkway
- Raised garden bed, mature foliage & covered front porch
- Interior access to attached garage complete with car charging port
- Brilliantly chosen upgrades & modern design
- Crisp white walls paired with sleek contrasting black accents
- Light hardwood floors + staircase
- Crown moulding
- Mix of recessed lighting and tasteful fixtures
- Huge full storey back windows flood main & lower level with sunlight
- Extra deep partially fenced backyard tucked under mature trees for added privacy
- Programmable irrigation system
- Meticulously maintained & upkept

Modern Design

- Sunken foyer, designed to offer an organized space separate from main living areas
- Open concept floorplan allows spacious living & dining areas to seamlessly flow into kitchen
- Timeless white walk-through kitchen
 - Huge peninsula island providing tons of casual seating
 - Gleaming granite counters
 - Upgraded cabinetry pieces
 - Stainless steel appliances
 - Generous eat in space
- Patio door off kitchen leads to second level deck finished with privacy wall, glass railings & retractable awning – ideal for alfresco dining, cooking & entertaining
- Second level of home to tranquil
- Primary bedroom suite finished with walk in closet & spa worthy bathroom including oversized glass shower & soaker tub
- Two additional bedrooms & second full bathroom
- Finished basement



Home Features & Systems

approximate ages

- Built in 2005
- Monarch, National model
- Furnace, forced air - natural gas - 2017
- Central air conditioning - 2017
- Municipal city water
- Roof, asphalt shingles - 2005
- Windows & doors, 2017
 - Excluding main door to garage & garage door
- Natural gas fireplace
- 18'x20' deck with deep auging to set posts, ensuring stability and durability
 - retractable awning spanning the width of the deck space
- Programmable irrigation system in the front and back yards

Finished Basement

- Bright finished L shaped basement
- Carpeting flooring for added comfort
- Perfect layout for multiple simultaneous uses including comfortable secondary living space
- Cozy natural gas fireplace
- Access to zen covered terrace & extra deep partially fenced backyard



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

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