

4490 Glen Erin Drive

HODGINS
Realty Group Inc., Brokerage



FOYER

- Single Front Door Entry With Hardwood Floor
- Centre Hall Staircase
- Large Coat Closet

LIVING ROOM

- Double French Door Entry
- Large Bow Window Overlooking Front Yard Gardens
- Hardwood Floor & Crown Moulding
- Combination With Dining Room

DINING ROOM

- Spacious Dining Room With Large Window Overlooking Mature Backyard Gardens
- Hardwood Floor
- Smooth Ceiling With Crown Moulding
- Combination With Living Room

FAMILY ROOM

- Cozy Room With Wood Burning Fireplace
- Built In Bookcase
- Hardwood Floor
- Large Window Embellished With Wood Blinds & Yard Views

KITCHEN

- Updated Kitchen With Porcelain Floor
- Wall To Wall Pantry
- Granite Counters With Complementing Backsplash
- Large Eat In Area
- Under-Cabinet Valance Lighting
- Walk Out To Deck
- Large Windows With Wood Blinds & Patio & Backyard Views

APPLIANCES

- Kitchen Aid Fridge & Freezer
- Kenmore Dishwasher
- Ceramic Cooktop
- Viking Microwave Range

POWDER

- 2-Piece, Hardwood Floor
- Pedestal Sink With Mirror And Light Fixture

LAUNDRY ROOM

- Laminate Floor, Built In Cabinets With Uppers
- Convenient Inside Entry To Attached Double Garage
- Kenmore Washer-2015 & Frigidaire Dryer

UPPER LEVEL- 2ND FLOOR

MASTER BEDROOM

- Large Sun-Drenched Master Retreat
 - Large Windows Embellished With Window Drapes & Views Of Backyard Gardens
 - Large Walk In Closet With Built In Shelves
- ##### ENSUITE
- 5-Piece, Porcelain Floor
 - His & Her Vanity With Granite Countertop
 - Large Separate Shower With Tile Surround
 - Deep Corner Tub

2ND BEDROOM

- Hardwood Floor
- Large Double Door Sliding Closet
- Large Window

3rd BEDROOM

- Hardwood
- Large Closet
- Large Window

4th BEDROOM

- Broadloom
- Double Door Sliding Closet
- Large Bow Window

MAIN BATHROOM

- 4-Piece, Porcelain Floor
- Bathtub And Shower Combination
- Large Vanity & Window

LOWER LEVEL -

REC ROOM

- Large Open Concept
- Brand New Finished Basement With Laminate Floor
- Above Grade Windows
- Smooth Ceiling + Led Pot Lights

MEDIA ROOM

- Laminate Floor
- GYM/OTHER
- Laminate Floor
- Above Grade Window

ADDITIONAL INFORMATION

- Large Private 59x174.77 Deep Lot
- Fully Fenced Yard With Lushes' Gardens & Mature Trees
- 3 Bedrooms With Birch Hardwood Floor -2006
- Brand New Finished Basement-2019
- New Patio Door -2019
- Vinyl Windows -2011
- Roof -2007 (Repairs 2011-2018)
- Sheridan Park 28 Water Softener (As Is)
- Led Pot Lights
- General Air- Humidifier
- Hot Water Tank- Rental
- Carrier Furnace & Air Conditioner
- Interlock Walkway



The information contained in this features sheet may be subject to error or change without notice and shall not be relied upon by the buyer but act only as a general guide and reference to which the buyer and or their agent shall exercise their own due diligence and rely solely on same. Neither the listing Broker or Seller shall be held liable or responsible for any errors or omissions in past, present or future versions of this publication. Enclosed information may not be exactly as indicated, buyer to verify and satisfy themselves with respect to all room sizes and features. E&O.E.

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