



FOR SALE

\$990,000

94 Hilliard Avenue

Features

- Spacious bungalow - 4 bedrooms on the main level
- Open concept living space
- Hardwood floors throughout
- Living room with wood burning fireplace
- Chef's kitchen with large 72"x42" granite island and granite countertops, stainless steel appliances, pull out pot drawers, cabinets to the ceiling, built in wall oven and microwave, built in cooktop, under cabinet lighting, pot lights, designer pendant lights over island and matching dining area chandelier
- All High-end appliances: Bosch, KitchenAid, Samsung
- Fully renovated bathrooms featuring Italian tile, main bath has handheld hot/cold bidet
- Primary suite features a full ensuite bathroom with a glass enclosed shower with rain shower feature, double sinks, heated towel racks
- Huge basement has a large recroom
- 2 remarkably large basement bedrooms (ideal for a home office & home gym)
- Kitchenette in basement
- 3 piece bathroom with shower
- front loading washer and dryer in laundry room
- Energy audit
- Windows replaced – triple glazed in bathrooms and bedrooms – yes, it really makes a difference
- Roof replaced in 2015

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- Furnace - 2016: Lennox Elite Series EL296E high-efficiency, two-stage gas furnace with Power Saver™ technology.
- Central Air Conditioning
- Owned hot water tank 2016
- French patio doors from kitchen to large deck in back yard
- cedar hedge for privacy
- perennial flower gardens
- Large side yard with full sunlight – perfect for vegetable garden
- Attached garage, door to backyard
- Long 3 car laneway, double width at the front – reduce jockeying of cars - repaved in fall 2021
- Flat ceilings (stipple removed) throughout
- Refinished oak hardwood floors
- Freshly painted in modern neutral tones throughout
- Crown molding throughout
- Grohe faucets throughout
- 2 garden sheds
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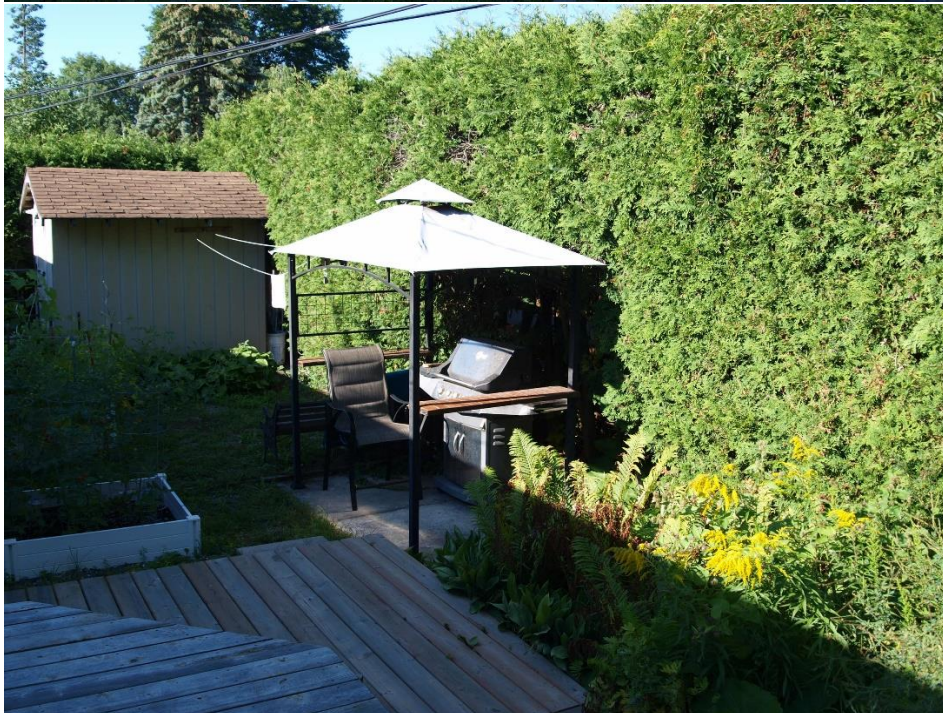


HALLMARK REALTY GROUP

Brokerage, Independently Owned and Operated

RAISING THE BAR

Summer Pictures



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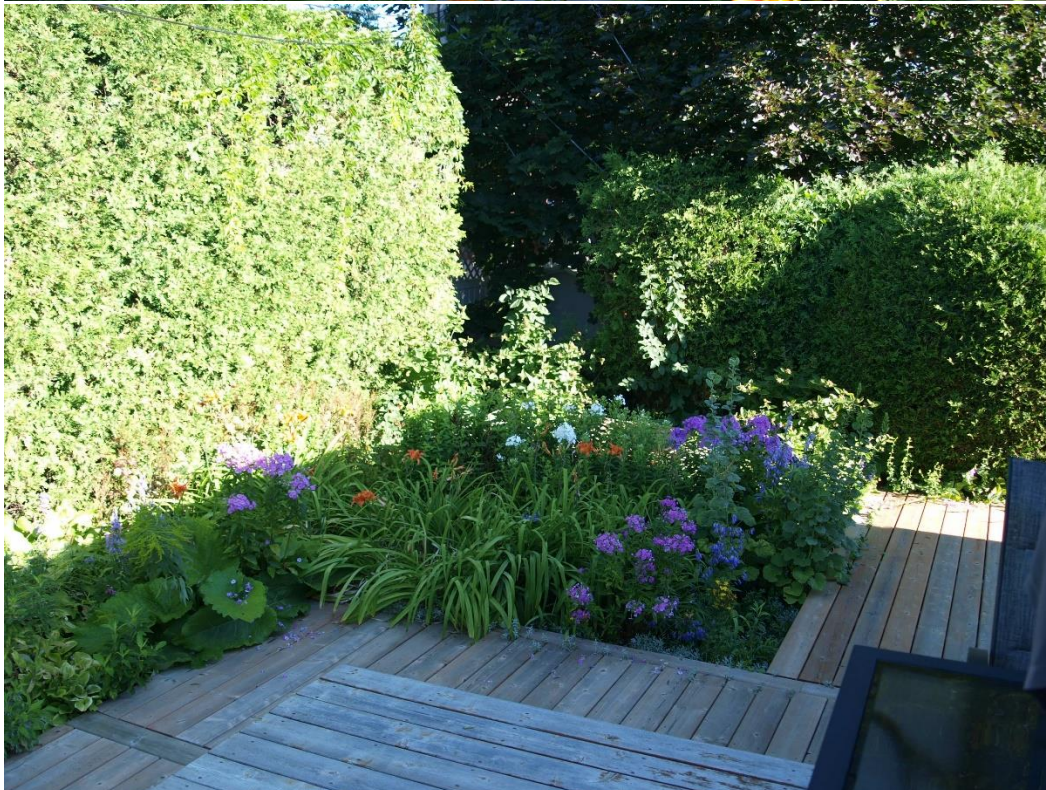
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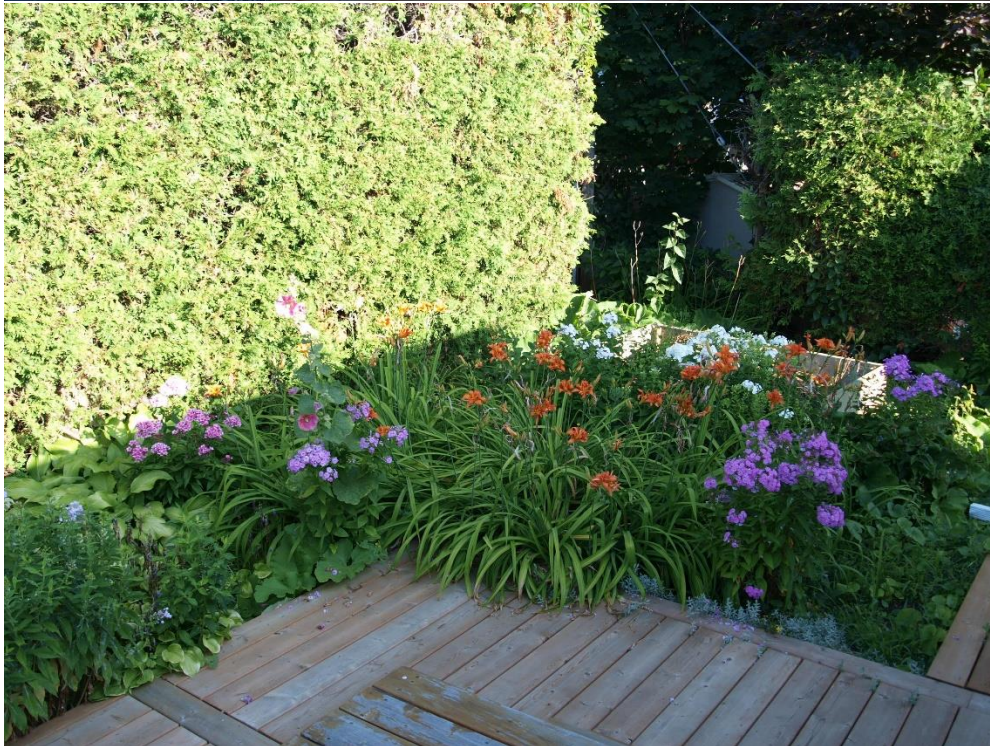
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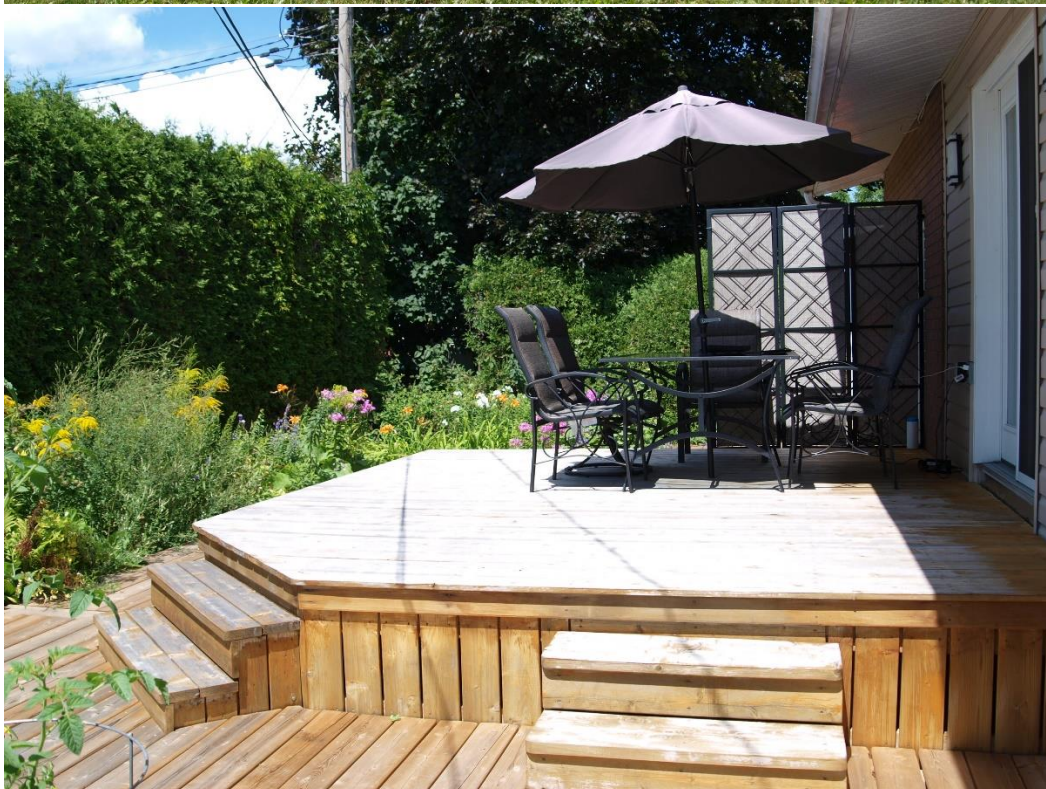
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