



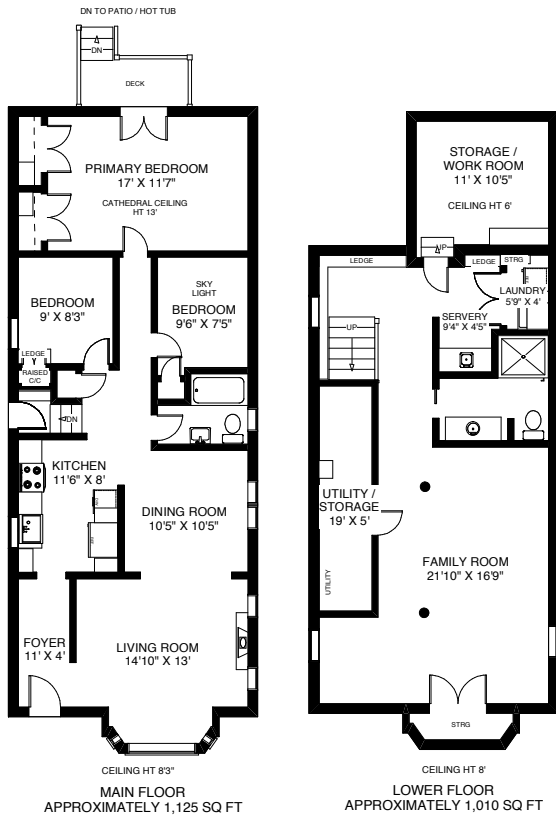
117 Foxwell Street

PRESENTED BY THE MOTRIA GROUP • MOTRIA DZULYNSKY, SALES REPRESENTATIVE

State of the art renovation! Gorgeous 3 bedroom bungalow on lovely south facing lot. Fabulous kitchen with quartz counters, custom cabinetry, top of the line appliances. Wide plank hardwood flooring. Lovely formal living and dining room. Dramatic master with cathedral ceilings and walk-out. Spectacular professionally finished lower level with 8' ceilings, heated floors. This home has been renovated with incredible attention to detail and with its character preserved. Great access to transportation and all amenities.



FEATURES / EXTRAS



Note: Measurements & Calculations are approximate. Provided as a guideline only.

Kitchen

- Custom kitchen by Impressions Kitchens. Sept 2018
- Hanstone Quartz countertop. Oct 2018
- Miele Stainless Dishwasher. May 2004
- Bertazzoni 30" PRO Range Convention Gas. February 2010.
- Kitchen Aid Model 22 cu.ft B/M FR/DR Stainless Steel Refrigerator. Jan 2016
- Stainless Steel Rangehood

Flooring

- Radiant Floor heating throughout basement and two smaller bedrooms
- Mohawk engineered wide plank hardwood flooring throughout main floor
- Tumbled porcelain tile in basement (European Cobble)
- Travertine tile in foyer

Additional Inclusions

- All Electric Light Fixtures.
- LG Split Air Conditioning System: June 2006
- Rimai Tankless Hot Water heater and Viessmann Boiler (Owned): January 2010
- Living Room Electric Fireplace
- Designer Rads in Dining & Living Room
- Samsung Washer/Dryer
- Beachcomber 6 person hot tub May 2017
- Mini Freezer
- CVAC in Basement
- Black Filing Cabinets in Basement
- 2 Door Locker in Basement
- Backyard Gazebo
- Backyard Shed

Additional Inclusions

- Roof: April 2020
- Underpinning with permit and waterproofing: Fall 2010
- Sump Pump
- Rear Addition: Fall 2004



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