

# 2961 PETTIGREW CRES.

- RENOVATIONS / UPGRADES / EXTRAS -

- UNSPOILED BASEMENT AWAITING YOUR FINISHING TOUCHES -

<b>LOT</b>	<b>46.09 FT X 123.92 FT</b> (PER GEOWAREHOUSE)	<b>FAMILY HOME</b>	<b>4 BEDROOMS   3 BATHROOMS</b>
<b>PROPERTY TAXES</b>	<b>\$ 6,012.61   2020</b>	<b>FLOOR PLAN</b>	<b>OPEN CONCEPT   KITCHEN   BREAKFAST   FAMILY</b>
<b>BUILDER</b>	<b>TOWNWOOD   1987</b>	<b>COMMUNITY</b>	<b>SOUGHT AFTER ERIN MILLS SOUTH WEST</b>
<b>SIZE</b>	<b>2678 SQ FT</b> (PER GEOWAREHOUSE)		

## MAJOR COMPONENTS OF HOME

Furnace	ICG (Owned)
Central Air	Lennox (Owned)
Hot Water Tank	Rheem (Rental - '10)
Electrical	200 Amps
Windows	Main & 2nd Level ('13)   Patio Door ('13)
Roof	25 yr. Shingles ('11)

## EXTERIOR

Garage	Two (2) Doors ('19)   Side Yard Access
Driveway	4 Cars
Misc	Interlock Walk   Door w/Side Light

## MAIN LEVEL

### LIVING ROOM

Doors	Double French
Windows	Oversize (3)   Blinds
Flooring	Laminate ('19)

### DINING ROOM

Doors	Double French
Access	Foyer   Kitchen
Misc	Sheers   Chandelier

### FAMILY ROOM

Fireplace	Wood Burning
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### POWDER ROOM ... 2 PIECE

Decorative	Overhead Light   Mirror
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### KITCHEN

Window	Overlooks backyard ('13)   Valance
Sink	Double   Stainless Steel

## KITCHEN APPLIANCES

Fridge	Frigidaire ('12)
Stove	GE ('12)
Dishwasher	Whirlpool
Range Hood	Broan

## BREAKFAST AREA

Light	Decorative Hanging Fixture
Walk-Out	Sliding Doors ('13)   Access to Deck

## LAUNDRY ROOM

Washer	Inglis ('11)
Dryer	Frigidaire ('11)
Misc.	Side Yard Access   Cabinets

## 2<sup>ND</sup> LEVEL

### MASTER BEDROOM

Flooring	Laminate ('20)
Misc	His & Hers Closets   One (1) Walk-In

### MASTER ENSUITE ... 4 PIECE

Vanity	Large Enough for 2 Sinks
Misc	Soaker Tub   Stand Up Shower w/Light

### MAIN BATHROOM ... 3 PIECE RENOVATED 2013

Decorative	Light Fixture   Mirror
Misc	Molded Sink   12" x 24" Ceramic Floors

## FLOORING

Ceramic	Main Floor (Except Living)   2nd Level Baths
Hardwood	Family Room
Laminate	Living Room ('19)   2nd Level ('17 - Except Baths)
	Master Bdrm ('20)