

3565 LOYALIST DR.

- RENOVATIONS / UPGRADES / EXTRAS -

- CORNER PROPERTY W/ 2 RENO'D BATHS & ENTERTAINER'S DELIGHT BACKYARD -

COMMUNITY

DESIREABLE NEIGHBOURHOOD
CLOSE TO ALL AMENITIES:
PARKS | SCHOOLS | SHOPPING

FEATURES

RENOVATED 5 PC ENSUITE
RENOVATED 4 PC MAIN BATHROOM
LARGE CORNER LOT W/SPACIOUS SIDE & BACK YARD
FINISHED OFFICE AREA | REC RM | GAMES RM

MAJOR COMPONENTS OF HOME

Roof 40 Yr. Shingles ('19)
Insulation Vacuumed | R50 ('14)
Eaves | Soffits Replaced ('17) | Leaf Guards
Furnace Payne (Owned - '09) | Air Filter
Humidifier ('13)
Central Air York (Owned - '19)
Hot Water Tank Giant (Rented - '14)
Central Vac Beam | Accessories
Windows 2nd & Lower Levels ('03)
Main Level ('04)

EXTERIOR

Garage (2) Doors ('09) | (2) GDO | (3) Remotes
Driveway 2-Car | Resurfaced ('15)
Interlock ('15) Walkway | Driveway Curbs
Sprinkler System ('12) | Approx. 14 Heads

MAIN LEVEL

FOYER

Front Door Glass Panel Inlays | Sidelight
Features Closet | Ceramic Tile Floor

POWDER ROOM ... 2 PIECE

Decorative Mirror & Vanity Light Fixture
Features Pedestal Sink | Glass Shelf
Ceramic Tile Floor

LAUNDRY ROOM

Access Side Yard
Features Sink w/ Cabinets | Upper Cabinets
Shelving | Ceramic Tile Floor
Washer | Dryer LG ('21) | Agitator Free Washer

LIVING ROOM

Windows (3) Large ('04)
Features Double French Doors | Wood Floor
Smooth Ceiling ('21) | Fresh Paint ('21)

DINING ROOM

Lighting Hanging Light Fixture | Medallion
Features Wood Floor | Window ('04) w/Sheers
Access (2) French Doors from Hall
(1) French Door to Kitchen

KITCHEN

Lighting Pot Lights
Cabinetry Cabinet Pull-Outs
Counter Breakfast Bar | Mirror Backsplash
Triple Sink | Lever Faucet
Soap Dispense (Built-In)
Features Window ('04) | Ceramic Tile Floor

KITCHEN APPLIANCES ... STAINLESS STEEL

Fridge LG ('06) | French 3-Door
Stove LG ('06) | Flat Top
Dishwasher LG ('06)
Range Hood Ancona ('06)

BREAKFAST AREA

Lighting Pot Lights | Hanging Fixture
Walk-Out Patio Doors ('04) | To Backyard
Windows (4) Large ('04) | Blinds
Features Ceramic Tile Floor
Open to Family Room

3565 LOYALIST DR. — RENOVATIONS / UPGRADES / EXTRAS

LOT	57.52 FT X 118.67 FT (PER GEOWAREHOUSE)	SIZE	2,688 SQ. FT. (PER FLOOR PLANS)
PROPERTY TAXES	\$ 6,594.22* 2021 (*INTERIM)	FAMILY HOME	4 BEDROOMS 3 BATHROOMS
BUILDER	TOWNWOOD 1987	LOWER FINISHED AREA	LOWER FOYER OFFICE AREA REC RM GAMES RM COLD RM STORAGE UNDER STAIRS
LEGAL DESCRIPTION	PLAN 43M690 LOT 17	UNFINISHED AREA	STORAGE RM R/I BATH UTILITY AREA

FAMILY ROOM

Floor Hardwood ('14)
 Features (2) Windows ('04) | Blinds
 Fireplace (Gas)

STAIRCASE

Oak Treads | Risers | Pickets | Railing
 Lighting Hanging Fixture
 Feature Open from Lower Level to 2nd Level

2ND LEVEL

MASTER BEDROOM

Windows 2 Large ('03) | Blinds
 Lighting | Floor Overhead Fixture | Wood
 Features 2-Door Entry | His & Hers Closets
 (1) Double Closet | (1) Walk-In

MASTER ENSUITE ... 5 PIECE RENOVATED 2016

Lighting (2) Decorative Vanity Fixtures
 (2) Pot Lights
 Vanity Quartz | His & Hers Undermount Sinks
 Shower Stand Up | Glass Enclosure
 Rain Showerhead | Niche (Built-In)
 Handheld Showerhead | (1) Pot Light
 Tub Oval | Freestanding
 Handheld Showerhead | (1) Pot Light
 Toilet Kohler | Low Flow
 Features (2) Decorative Mirrors
 Floor Ceramic Tile | 12" x 24"

BEDROOMS ... 2ND | 3RD | 4TH

Lighting Ceiling Fans w/Lights (2nd & 3rd)
 Overhead Fixture (4th)
 Windows (1) in Each ('03) | Blinds
 Features Double Closets | Wood Floors

MAIN BATHROOM ... 4 PIECE RENOVATED 2016

Lighting Decorative Vanity Fixture | Pot Lights
 Vanity Quartz Counter | Undermount Sink
 Lever Faucet
 Toilet American Standard | Low Flow
 Tub | Shower Soaker Tub | Rain Showerhead
 Handheld Showerhead | Niche (Built-In)
 Features Decorative Mirror | Window ('03) | Blind
 Ceramic Tile Floor | 12" x 24"

LOWER LEVEL

OFFICE AREA | RECREATION ROOM | GAMES ROOM

Lighting Pot Lights
 Windows (2) Above Grade ('03) | Sheers
 Features Broadloom | Double French Doors

ADDITIONAL

Storage Under Stairs | Storage Room
 Bathroom Rough-In
 Cold Room Light

APPLIANCES

Fridge Kenmore
 Deep Freezer Woods

BACKYARD

Deck Wood | 2 Tiers
 Patio Patio Stones
 Shed Shingle Roof | Window | Flower Box
 Walkways Patio Stones | Asphalt
 Fully Fenced Right Side ('19) | Left Side (Posts '18)
 (3) Gates
 Landscaping Mature Trees | Shrubs
 Perennials | Garden Bed