

# 83 COREY CIRCLE

- RENOVATIONS / UPGRADES / EXTRAS -

- PRIME GEORGETOWN LOCATION WITH UPDATED KITCHEN & BATHROOMS -

**PROPERTY TAXES** \$ 2,569.53 | 2020  
**MAINTENANCE FEE** \$ 319.03 | PER MONTH  
**YEAR BUILT** 1992  
**SIZE** 1280 SQ FT (PER GEOWAREHOUSE)

**FAMILY HOME**

**3 BEDROOMS | 3 BATHROOMS**

**MAINTENANCE FEE INCLD**

**FINISHED LOWER W/WALK-OUT TO REAR DECK**  
**LANDSCAPING | ROAD SNOW REMOVAL**  
**WINDOWS | EXTERIOR DOORS | REAR DECK**  
**ROOF | ALL EXTERIOR COMPONENTS**

## MAJOR COMPONENTS OF HOME

Furnace Lennox (Owned - '91)  
Central Air Arcoaire (Owned)  
Hot Water Tank Rheem (Rental - '12)  
Water Softener (Owned)

## EXTERIOR

Garage (1) Door | (1) GDO | (1) Remote  
Loft | Storage | Lower Level Access

**Freshly Painted ('20)** Foyer | Living | Dining | Kitchen | All Bdrms | Ensuite

## MAIN LEVEL

### FOYER

Entrance Cathedral Ceiling | Window w/Blind  
Light | Floor Hanging Light Fixture | Ceramic Tile  
Single Door Glass Transom | Sidelight  
Features Keyless Entry (Schlage '18) | Double Closet

### POWDER ROOM ... 2 PIECE

Vanity Updated | Molded Sink  
Toilet Dual Flush  
Light | Floor Decorative Light Fixture | Ceramic Tile  
Features Cathedral Ceiling | Double Height Window w/Blind

### LIVING ROOM

Windows (2) Large | Blinds  
Fireplace Woodburning | Mantle  
Light | Floor Track Fixture | Laminate  
Feature Door to Lower Level w/Frosted Glass Insert

### DINING ROOM

Features Hanging Light Fixture | Laminate Floor | Open Concept

### KITCHEN ... UPDATED 2014\*

Cabinetry "Fabritec" | Slow Closing Drawers & Doors  
Tall Uppers | Pot Drawers | Lazy Susan | Pantry  
Counter Granite | Stainless Double Undermount Sink  
Single Lever Faucet w/Sprayer  
Island Portable | Granite Counter  
Light | Window Track Fixture | Oversize Window w/Blinds  
Ceramic Tile Heated Floor (12" x 24") | Backsplash

## KITCHEN APPLIANCES

**Fridge** Kenmore **Stove** Frigidaire  
**Dishwasher** Amana ('20) **Microwave** Samsung

## 2ND LEVEL

### MASTER BEDROOM

Entrance Double Door Entry  
Closet Walk-In | Light | Organizers  
Features Ceiling Fan w/Light | Laminate Floor

### MASTER ENSUITE ... 3 PIECE UPDATED 2015\*

Shower Glass Enclosure | (3) Built-In Shelves  
Vanity Updated | Molded Sink | Single Lever Faucet  
Toilet | Floor Dual Flush w/PureSpa Bidet | Ceramic Tile  
Decorative Mirror | Light Fixture  
Medicine Cabinet Built-in w/Mirror Front | Recessed into Wall

### BEDROOMS ... 2ND | 3RD

Features Overhead Light Fixtures | Laminate Floor

### MAIN BATHROOM ... 4 PIECE

Vanity Updated | Granite Counter | Undermount Sink  
Ceramic Floor | Shower Tile Walls (12" x 24")  
Decorative Mirror | Light | Glass Shelf  
Features Light / Fan Timer | Dual Flush Toilet | Soaker Tub

## LOWER LEVEL

Lights Overhead Fixture ('20) | Pot Lights  
Floor Laminate (At stairs) | Broadloom | Vinyl (Laundry)  
Access Garage | Walk-Out to Deck in Backyard  
Features Acoustic Panel Walls | Surround Sound Wiring  
Speaker Mounts | Storage Under Stairs | Shelving

### LAUNDRY ROOM

Washer Whirlpool  
Dryer Kenmore  
Features Laundry Sink

### BACKYARD

Access Lower Level Walk-Out  
Deck Fully enclosed w/Gate | Covered Gazebo  
Surroundings Playground | Green Space | Mature Trees

\*DATE INDICATED AS PER PREVIOUS MLS LISTING

All dates & information are approximate & are not guaranteed by Seller, Seller's Realtor, Royal LePage Realty Plus but are supplied for information purposes only