



Welcome to

*24 Bon Echo Prescent*

Striking bungalow on a quiet street backing on mature, forested conservation land.

Asking Price: \$509,900



*Presented By*

**RE/MAX**  
**Affiliates**  
Realty Ltd, brokerage

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## Room Sizes

### Main Level

Living Room:	15.00	x	12.01
Dining Room:	12.00	x	12.00
Kitchen:	12.05	x	11.02
Eating Area	10.00	x	10.01
Family Room:	18.08	x	14.01
Bathroom:	4 Piece		
Master Bedroom:	17.00	x	12.01
Ensuite	4 Piece		
Bedroom 2:	11.07	x	10.01
Laundry			

### Lower Level

Recreation Room:	15.09	x	14.00
Hobby Room:	15.01	x	8.02
Bedroom:	16.04	x	12.04
Bathroom:	4 Piece		

## General Information

<b>Style</b>	Detached, bungalow
<b>Bedrooms:</b>	3
<b>Bathrooms</b>	3
<b>Year Built:</b>	2000/ Approx
<b>Taxes:</b>	\$4,871/2014
<b>Heat:</b>	Forced air, natural gas
<b>Air Conditioning:</b>	Central
<b>Fireplace:</b>	1, natural gas
<b>Basement:</b>	Fully finished
<b>Lot Size:</b>	50.00 ft x 103.81 ft
<b>Roll #:</b>	0614302860011800000
<b>Possession:</b>	TBA
<b>Rental Equip:</b>	Hot Water Tank
<b>Neighbourhood:</b>	Bridlewood
<b>Inclusions:</b>	Refrigerator, Dishwasher, Stove, Washer, Dryer, Window Coverings, Auto Garage Door Opener, Alarm System, Electronic Air Cleaner, Central Air

## Features of this Home

- This lovely three bedroom bungalow is located on a quiet crescent in the community of Bridlewood and backs onto the Stony Swamp Conservation area.
- The beautiful interlock front walkway leads to the covered front porch. Double entry doors have decorative glass window inserts and a transom window above.
- A dramatic two-storey barrel-vaulted front foyer runs through the center of this home and is accented by decorative pillars on half walls which define the dining room and family room. The foyer also features upgraded ceramic tile flooring and a large double coat closet.
- The formal living room is accessed through double French doors and features nine foot barrel-vaulted ceiling, upgraded neutral carpeting and a large feature window with decorative transom window above it.
- The formal dining room is open from the main hall and offers a coffered ceiling, an upgraded chandelier and a large window. Neutral carpeting and two decorative accent pillars complete this space.

## Features of this Home

- The kitchen is fabulous with an abundance of white cabinetry including a wall of pantry cabinets, lots of counter-space, ceramic tile backsplash, hood fan and a double stainless steel sink. This area is open to the family room through a cut out above the sink.
- The eating area offers the same upgraded ceramic tile flooring as the kitchen and hallway and has access to the backyard through an oversized patio door.
- The fabulous backyard is fully fenced and looks onto the mature forest behind. Here you will find a lovely interlock patio in a classical pattern...the perfect place to unwind.
- The family room is distinctive with a vaulted ceiling, a corner gas fireplace with tile surround, an abundance of windows overlooking the backyard and strip oak hardwood flooring. Note the decorative pillars that define the family room from the foyer.
- The main bath is quietly located and tucked around the corner from the foyer and offers ceramic tile flooring, ceramic tile tub shower enclosure, neutral plumbing fixtures, a medicine cabinet and upgraded lighting.
- The secondary bedroom on the main floor boasts nine foot ceilings, a ceiling light fixture, a large window and ample closet space in the double closet.
- The master bedroom features nine foot ceilings, upgraded neutral carpet, a large window overlooking the forest in the back and a spacious walk-in closet as well as a full ensuite bath.
- The ensuite bathroom has been well designed for wheelchair access with an oversized roll in acrylic shower. This room also has ceramic tile flooring, a medicine cabinet and upgraded lighting.
- The main floor laundry area also provides inside access to the double garage which has a garage door opener.
- The staircase to the lower level features oak handrail and pickets.
- The lower level recreation room offers upgraded Berber style commercial grade carpeting and is defined from the hobby room by a sliding patio door.
- The hobby room features the same upgraded commercial grade carpet as in the recreation room and has a large window.
- The lower level bedroom suite is self-contained and perfect for guests, teenagers or nanny and offers two large closets with colonial bi-fold doors, neutral carpeting, a large window and a full ensuite bathroom.
- The ensuite bathroom on the lower level has ceramic tile flooring, ceramic tile shower enclosure, a large vanity and neutral fixtures
- There's a tremendous amount of room for storage or for future expansion in the unfinished area of the basement.

***We would be pleased to present your offer.***



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