



Exposure: **South**

Price: \$329,000	MLS® #: 735770592
Status: Active	
Address: 2409 LAURELCREST AVE	
City: SUDBURY, P3B 4B4	
Side of Road:	
Elem Schl: CARL NESBITT PUBLIC	
Sec. School: LASALLE	
Lot Dimension/Acreage: 60 X 270 X 85 X 364	Major Area: OB
Zoning Source: Other	District: OB
SQ.FT. above: 1,100	Sub-Dist: OB
Total SqFt Finished: 1,100	Zoning: RES
Shore Road Allowance (SRA):	
Road Access: Yes	
Possession: TBA	

Public Info. Beautiful 3+1 bedroom/2 bathroom home in prime residential subdivision. This great family home has a large eat in Kitchen with new laminate flooring and walk out to an amazing back yard.. Main level is finished off with bright and airy living room, three bedrooms and 4 piece bathroom also with new laminate floor and tub surround. Lower level has large family room complete with gas fireplace and wet bar. Finishing off the lower level is an additional bedroom, laundry room, storage area and second four piece bathroom complete with jet tub. It must be noted that this home has radiant in floor heating on both levels making heating your home very economical when heating costs are escalating. This lovely home is situated on an oversized lot with privacy second to none. The back yard complete with above ground pool and large deck area makes for country living in the heart of Sudbury. Oversized single car garage is also heated and has two garage doors for drive through purposes.

Directions Bancroft Drive to Autumnwood Cres. to Laurelcrest Avenue to SOP

Type: Single Family	Heating/Mechanical: Air Exchanger, Ductless Air Conditioner, Fireplace - Gas, Hot Water, In Floor	Exterior: Vinyl
Style: Split Entry	Garage Type: Attached, Heated, Oversized	Driveway: Double, Interlocking
Title to Land: Freehold	Water: Municipal	Foundation: Block, Concrete
Property Size: Under 0.5 Acres	Sewer: Municipal	Basement: Fully Finished
Land Features: Cul de Sac, Landscaped, Level, Partially Fenced	Utilities/Services: Bus Service, Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Natural gas	Interior Features: Alarm, Central Vac, Fireplace(s), Jet Bath, Main Floor Master
Access: Year Round Municipal Road	Rental Equipm.: Alarm System	Ext. Features: Deck, Pool - Above Ground, Privacy, Sprinkler System
Accessory Buildings: Storage Building	Lease-To-Own Equip: None	Roof: Asphalt Shingle
		Flooring: Laminate

Easements/Restrictions:

Inclusions Central Vacuum, Dishwasher, Dryer, Garage Door Opener(s), Garbage Disposal, Microwave, Pool Above Ground, Pool Equipment, Refrigerator, Storage Shed, Stove, Washer

Exclusions Bar fridge.

Bedrooms: 3+1	Sign: Yes	Garage: Yes
Bathrooms: 2 \ 0	SPIS: No	Waterfront: No
Rental Income: NO	Road Type: Survey: Yes	
Yr.Built: 1985		
Construction Status: Exists		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	15'6 X 11'	LOWER LEVEL	FAMILY ROOM	16' X 24' 10
MAIN FLOOR	KITCHEN	10'10 X 11'3	LOWER LEVEL	BEDROOM	11'6 X 9'7
MAIN FLOOR	DINING NOOK	6'8 X 11'3	LOWER LEVEL	LAUNDRY	8'2 X 12'10
MAIN FLOOR	MASTER BEDROOM	11'3 X 11'11	LOWER LEVEL	STORAGE	8'6 X 3'
MAIN FLOOR	BEDROOM	10'8 X 8'2	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	BEDROOM	8'2 X 9'6	LOWER LEVEL	BATH (# pieces 1-6)	4 PC

Full Assessed Value: **\$257,000**

Phased Assessment: **257000 (2016)**

Taxes: **\$3600 (2015)**

Improvement / Capital Chgs:

Listing Office: **Re/Max North Country Realty Inc., Brokerage,**
Bracebridge - M220 :



Compliments of: **JENNIFER STILSON, Broker: 705-645-5281**

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Company Name: **RE/MAX NORTH COUNTRY REALTY INC.,
BROKERAGE, BRACEBRIDGE - M220,
INDEPENDENTLY OWNED AND OPERATED: 705-645-
5281**



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