



148 Sheppard Avenue

\$839,900

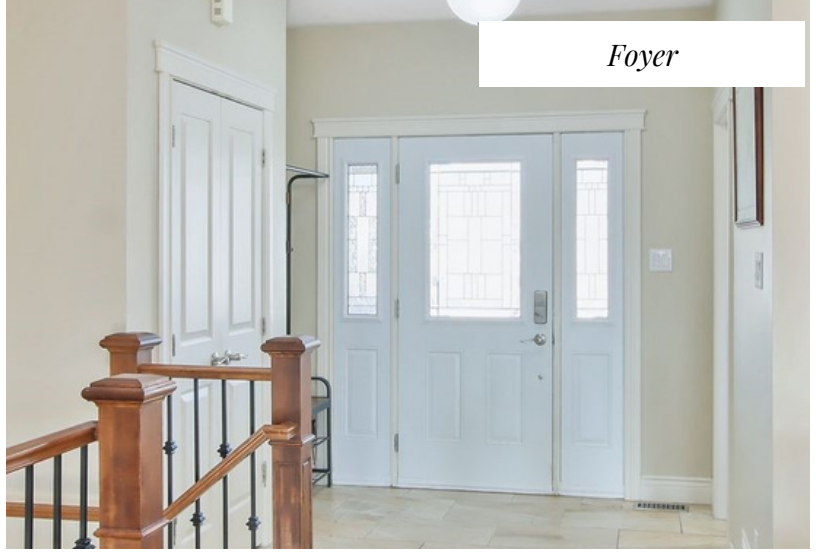
RE/MAX
Absolute Realty Inc.

Brokerage, Each Office Independently Owned and Operated.

Front Veranda



Foyer



Living Room



Home Details

- Stunning executive bungalow nestled in the upscale neighbourhood of The Meadows in picturesque Perth.
- This well designed bungalow is a haven for those desiring a blend of luxury, comfort & privacy in a tranquil environment, representing refined living in Perth.
- No rear neighbours & plenty of open space leading to walking trails. The backyard shed provides plenty of storage for all your gardening needs.
- Relax & enjoy the covered front verandah and landscaped front yard.
- Enter this home into a spacious foyer with quality ceramic tile & double clothes closet. There is plenty of space for a bench.
- Spacious main floor open concept layout. This home offers a den & 2 generous bedrooms on the main floor.
- Off the foyer is the den or office space. This room offers a large front window overlooking the verandah & gleaming hardwood floors.
- Hardwood and tiled floors are featured throughout the main level.
- The chef's kitchen features a work island with granite top, plenty of white cabinetry, pendant lights and seating for 3. Plenty of warm brown cabinets with quartz counters & tiled backsplash. Other features of this kitchen include: pot lights, undermount double stainless steel sink, pantry & pendant lighting. The stainless steel refrigerator, stove, microwave/hood fan & dishwasher are included.
- The spacious open-concept living room & dining room has plenty of natural light.
- The dining room provides space for a large family table for gatherings.
- The living room features gas fireplace with stone surround & mantle, coffered ceiling, ceiling fan & French doors to the back deck.
- The deck features plenty of space for seating with Gazebo & BBQ.
- Down the hall is the elegant primary bedroom offering plenty of room for a king size bedroom set, a walk-in closet & a luxury 5 piece ensuite bathroom. A picture window overlooks the backyard.
- The ensuite bathroom features a large large shower with tile surround & glass doors. A deep whirlpool tub with tile surround is perfect for relaxing after a long day. The vanity features corian counters & double sinks. Quality ceramic tile, window & toilet completes this ensuite.
- The second bedroom offers a double clothes closet & a large window overlooking the backyard.
- The main bathroom features a 1-piece tub/shower with surround, vanity with built in sink, toilet & quality ceramic tile floor.

Dining Room



Kitchen



Kitchen



Main Floor Den



Main Bathroom



Laundry Room



2nd Bedroom



Primary Bedroom



Ensuite Bathroom



Main Floor Room Dimensions

Foyer: 10'0" X 9'8"
Den: 12'8" X 12'1"
Kitchen: 19'3" X 16'6"
Dining Room: 17'5" X 13'1"
Living Room: 17'9" X 17'8"
Laundry Room: 13'8" X 9'0"

Primary Bedroom: 17'9" X 16'6"
4-Piece Ensuite: 16'5" X 10'7"
Walk-In Closet: 9'5" X 5'9"
2nd Bedroom: 15'9" X 12'3"
Main Bathroom: 9'8" X 4'2"

Family Room



Family Room



Gym



Lower Level Room Dimensions

Family Room: 27'1" X 16'5"

Gym: 19'5" X 16'4"

Bedroom: 14'5" X 16'9"

Bathroom: 10'5" X 7'5"

3rd Bedroom



Bathroom



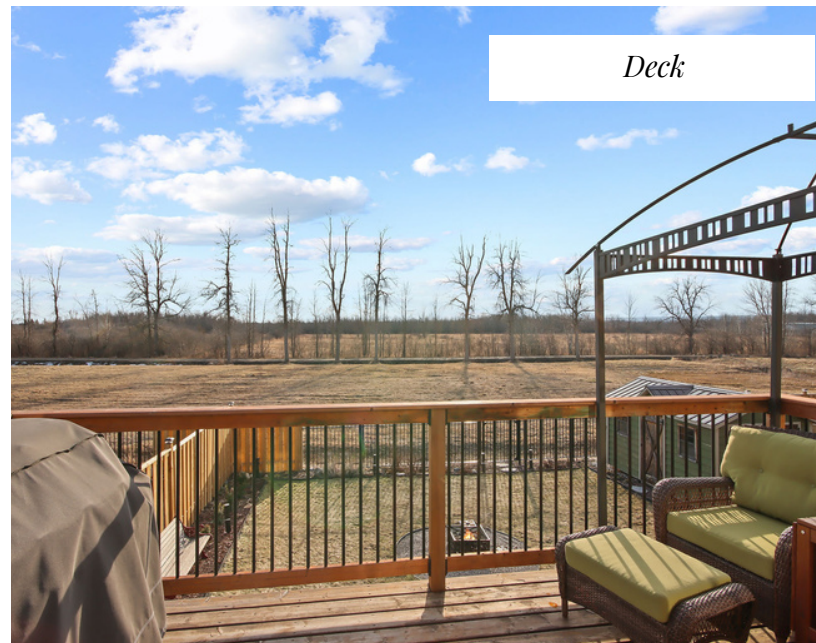
Backyard



Deck



Deck



Home Details

- The main floor laundry room/mudroom provides inside access to the double car garage. There are cabinets above the washer & dryer, a coat closet & quality ceramic tile floors. The washer & dryer are included.
- The double car garage comes complete with auto garage door opener & 3 remotes.

Lower Level:

- The lower level is completely finished featuring a walk out with French doors to the fenced & landscaped backyard.
- The family room offers plenty of space for the family to gather to watch movies or play games. Natural light floods this space from the large windows & French doors.
- Currently there is a gym area set up but could also be used as an office space.
- The 3rd bedroom has space for a bedroom set, double clothes closet that is a large walk-in closet & a good size window.
- The bathroom offers a 1-piece tub and surround, vanity with under-mount sink, vanity & toilet.
- This home offers an ICF foundation & radiant in-floor heating throughout the lower level.
- Luxury vinyl flooring is installed throughout the lower level.



Summer Yard



Legal Information

Year Built: 2016 approximately

Builder: BLD Homes

Model: Rideau

Legal Description: LOT 14, PLAN 27M57 TOWN OF PERTH

Property Taxes: \$5,548.26/2023

Hydro: \$1,848.00 2023 approximately

Gas: \$1,553.00 2023 approximately

Water/Sewer: \$909.00 2023 approximately (Was higher due to seeded lawn watering last year)

Rental: Hot Water Tankless System

Inclusions: Dishwasher, Fridge, Stove, Microwave/Hood Fan, Washer, Dryer, Auto Garage Door Opener & 3 remotes, Ceiling Fans, Storage Shed, Gazebo, Window Blinds, Nest thermostat, Webber gas BBQ.

Exclusions: Map in den, a Dyson & a Bissel to be removed & walls patched.

Possession: TBA

Information is believed to be accurate but not warranted.



The Joanne Goneau Team

Joanne Goneau

Broker of Record/Owner

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