



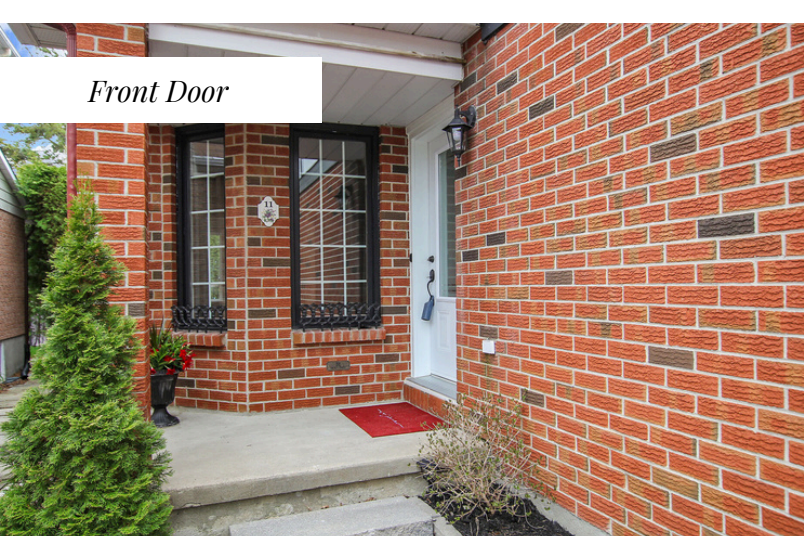
11 Castlefield Avenue

\$824,900

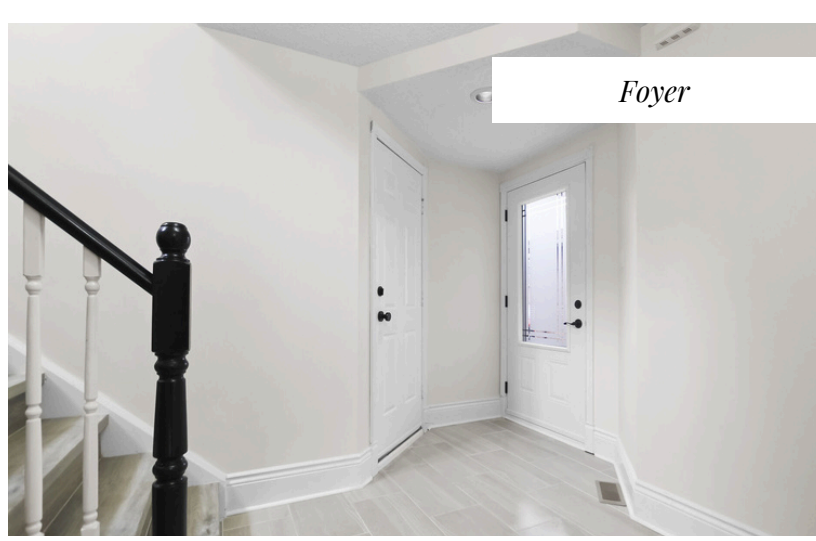
RE/MAX
Absolute Realty Inc.
Brokerage, Each Office Independently Owned and Operated.

Information herein deemed reliable but not guaranteed.

Front Door



Foyer



Living Room



Dining Room



Information herein deemed reliable but not guaranteed.

Home Details

Main Floor

- Beautifully renovated Holitzner Tilbury model offering 2000 sq.ft. 3 bedroom & 3 bathroom home with double car garage.
- Walk up the interlocking brick walkway to the front entrance. Beautifully landscaped with perennial gardens and mature tree.
- Enter the home into a spacious foyer offering new quality ceramic tiles. A coat closet is located in the entranceway along with inside entry to the double car garage.
- New quality ceramic tile floors & gleaming hardwood floors are located throughout the main level.
- Good sized living room is bright from the large bay window overlooking the front yard.
- The dining room offers plenty of space for dining table and buffet with view of the backyard.
- Updated kitchen with hardwood flooring, counters, tile backsplash, double stainless steel sink, lighting & refinished cabinets. Included are; fridge, stove, dishwasher & hood fan.
- Spacious eating area for family table with oversized patio doors to private backyard.
- Patio door off the kitchen eating area leads to the large deck & fully hedged backyard.
- There is a double coat closet off the side entrance.
- The main floor powder room has new vanity counter with vessel sink, dual flush toilet & ceramic tiled floor.

Upper Level

- A staircase leads to the family room and upper level.
- New luxury vinyl flooring is featured on the stairs and through out the upper level.
- Bright 2nd level family room with gas fireplace with floor to ceiling stone surround & mantle.
- The upper level offers three spacious bedrooms.
- Primary bedroom is large enough to accommodate a king size bedroom set complete with walk-in closet & 4-piece ensuite bathroom.
- The new ensuite features a vanity with quartz counter & undermount sink, cabinets & drawers, mirrored medicine cabinet, shower with quality tile surround, 2 built-in shelves & glass doors, toilet, tiled floors & window.
- Two secondary bedrooms both offer ample closet space.
- The main bathroom offers ceramic tile floor, tub/shower with tile surround, vanity with quartz counter & undermount sink, cabinets and drawers, dual flush toilet, handy linen closet & window.

Upgrades

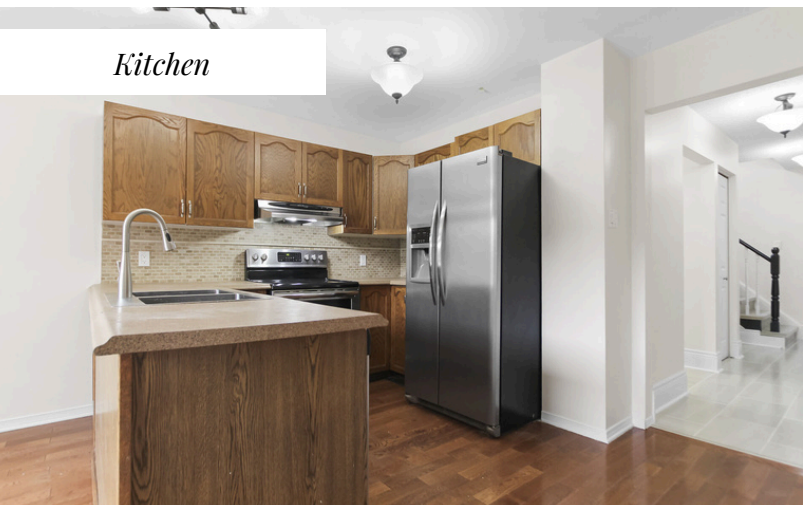
- Exterior painting 2023
- Freshly painted interior 2024
- Luxury vinyl flooring installed on stairs and second level 2024
- Renovated bathrooms 2024
- Main floor tile 2024
- Ducts cleaned 2024
- Roof shingles 2010
- HWT 2012
- Furnace 2011
- Deck 2010

Information herein deemed reliable but not guaranteed.

Kitchen



Kitchen



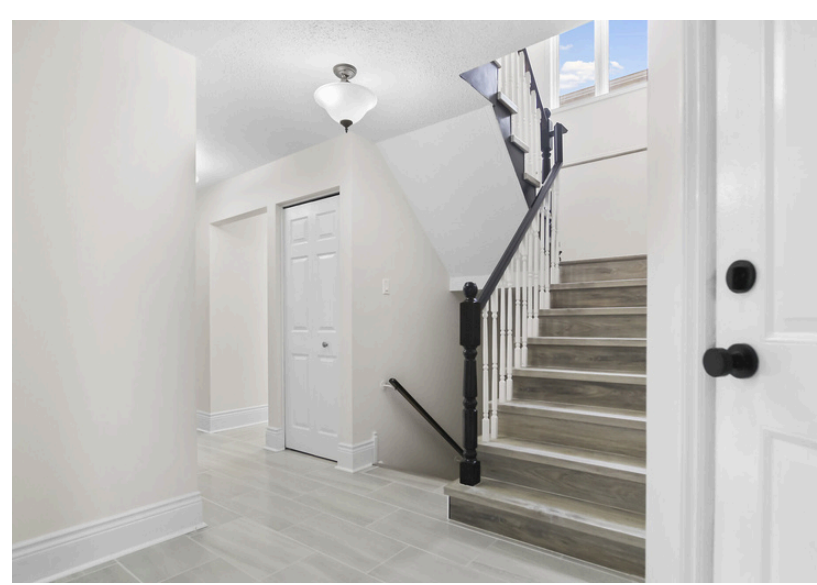
Kitchen



Eating Area



Powder Room



Family Room



Room Sizes

Main Floor

Foyer - 7'4" x 6'8"
Living Room - 17'7" x 11'9"
Kitchen - 13'6" x 9'2"

Powder Room - 7'6" x 2'8"
Dining Room - 10'5" x 9'11"
Eating Area - 13'7" x 7'5"

Second Floor

Family Room - 17'3" x 16'3"
3-piece Ensuite - 7'7" x 4'11"
Bedroom - 12'5" x 10'3"
Bedroom - 13'3" x 11'11"

Primary Bedroom - 14'7" x 12'5"
Walk-in Closet - 4'11" x 4'5"
4-Piece Bathroom - 8'3" x 7'6"

Lower Level

Laundry Area - with upgraded washer and dryer

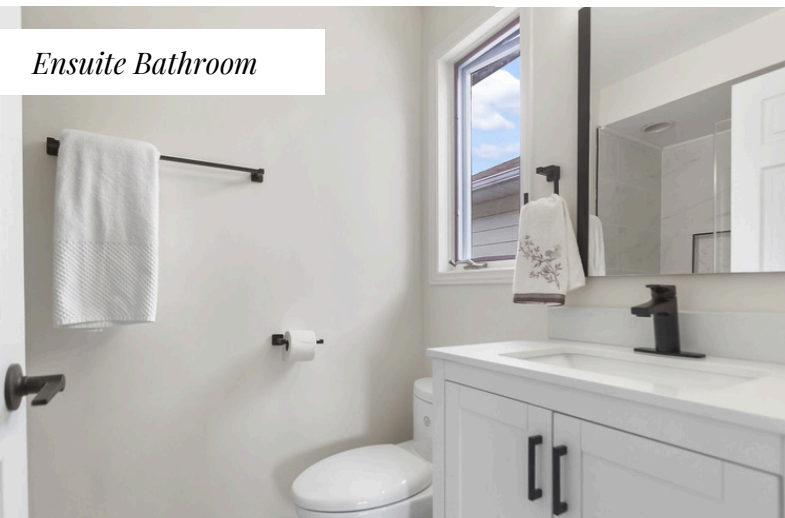
Primary bedroom



Walk-in Closet



Ensuite Bathroom

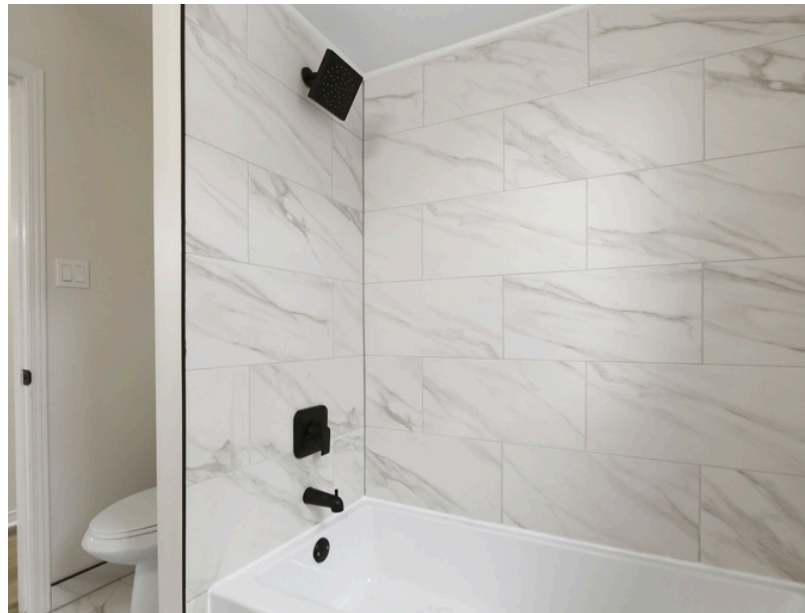


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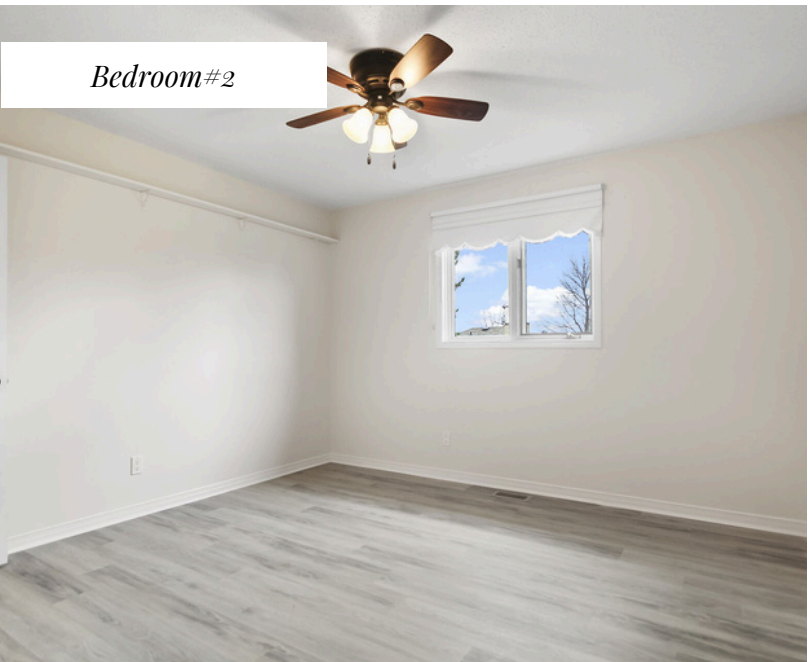
Bedroom #1



Full Bathroom



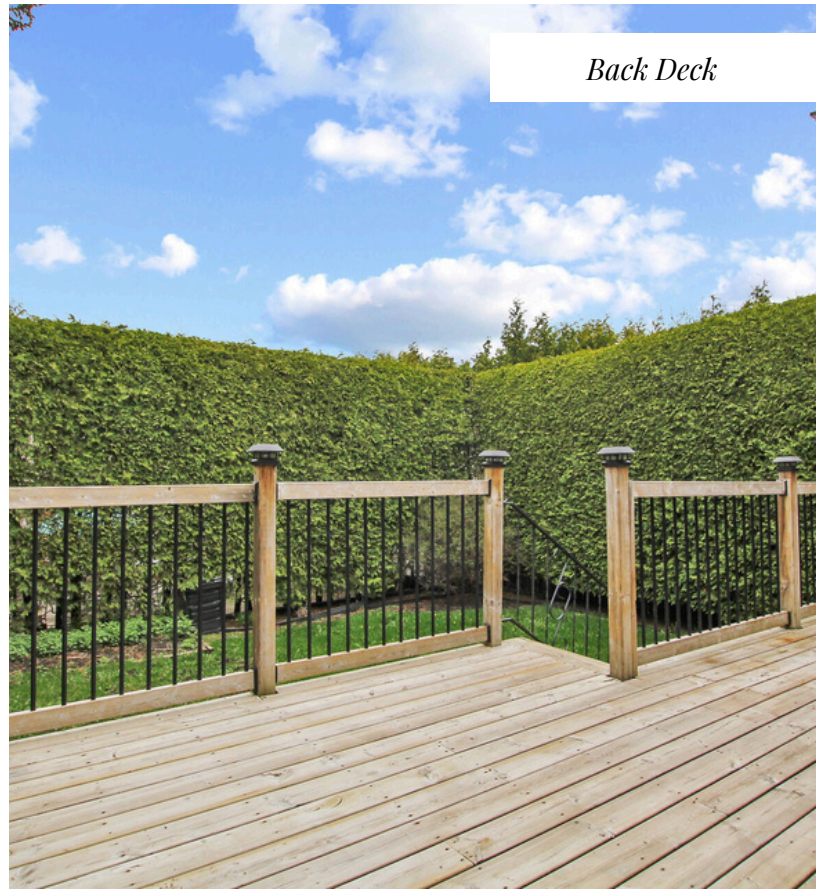
Bedroom #2



Yard



Back Deck



Other Details

- Possession: TBA
- Legal Description: PCL 291-2, SEC 4M-285; PT LT 291, PL 4M-285, PARTS 3 & 4, 4R7009 ; S/T LT646810 GOULBOURN
- Lot Size: 34.41' x 101.59'
- Taxes for 2023: \$ 4444.00
- Inclusions: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer, Auto Garage Door Opener, Drapery Tracks, Drapes.
- Rental Equipment: Hot Water Tank \$28.43 per month with Enbridge



The Joanne Goneau Team

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