

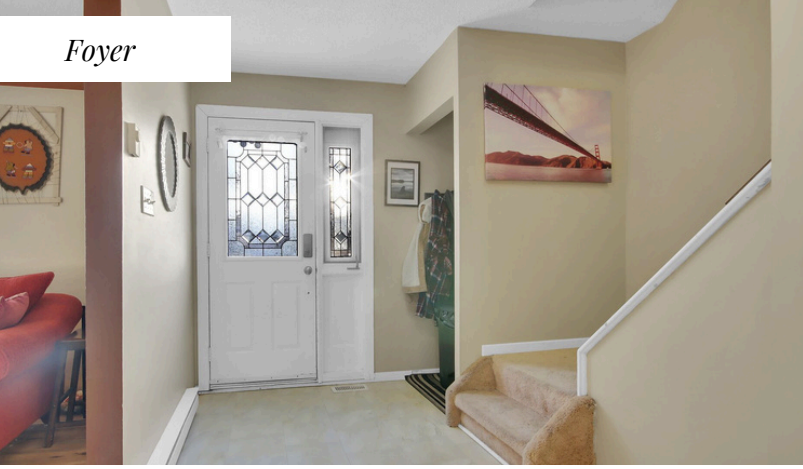


89 Gary Crescent

\$499,900

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

Foyer



Living Room



Living Room



Dining Room



Information herein deemed reliable but not guaranteed.

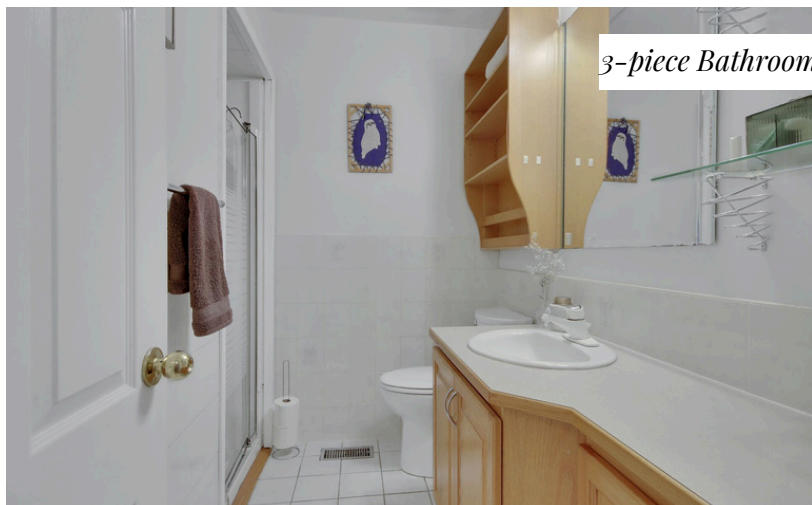
Kitchen



Kitchen



3-piece Bathroom



Home Details

- Large 4 bedroom 2-storey home in a highly desirable neighborhood. Solid home waiting for your personal touches.
- Enjoy a backyard retreat, complete with a gazebo, deck, and privacy fence. The highlight of the outdoor space is a beautiful concrete chlorine pool, equipped with a newer filter (1 year old) and a pump (3 years old), offering endless relaxation and entertainment.
- This home is the perfect combination of space, comfort and practicality, dont miss out!
- Close to schools, shopping & restaurants of Arnprior.
- Easy access to HWY 17.

Home Details

Main Floor

- This charming 2-storey, 4-bedroom home offers a thoughtfully designed layout, ideal for a growing family.
- The large country kitchen boasts abundant cabinetry and a spacious dining area, perfect for hosting family meals.
- Laminate flooring in the living room & dining room enhances the open, airy feel, with large windows letting in an abundance of natural light.
- A 3-piece bath room with large vanity with sink & cabinets, shower with glass door, toilet and tiled flooring.
- The main floor features a convenient side entry leading to a versatile den/office and an additional room, perfect for a variety of uses . Ideal for a home-based business.

Second Floor

- Upstairs, you'll find 4 generously sized bedrooms with ample closet space.
- The primary bedroom is spacious with 2 ample closet and a large picture window providing plenty of natural light.
- A fully renovated 4-piece family bathroom has a quartz vanity with 2 undermount sinks, cabinet and drawers, shower with seat and 2 glass doors, toilet and linoleum tile flooring.

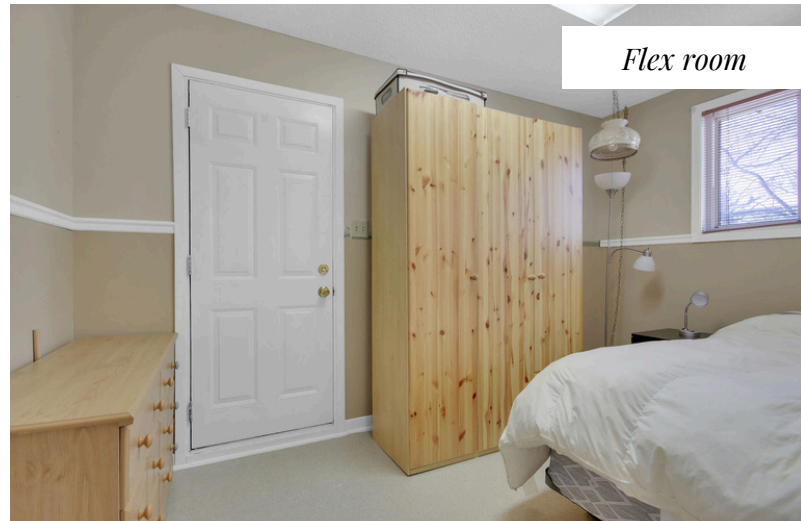
Lower Level

- The finished basement includes a spacious recreation room, a bedroom, a laundry room and a massive workshop, perfect for all your storage needs.
- Other features include central air, a newer roof (2020), and a gas furnace (2014) with supplementary baseboard electric heat still functional.

Den



Flex room



Information herein deemed reliable but not guaranteed.



Main Bathroom



Bedroom #1



Bedroom #2

Room Sizes

Main Floor

Foyer -	11'2" x 6'1"
Kitchen -	12'8" x 9'5"
Living Room -	18'1" x 13'0"
Dining Room -	11'1" x 9'6"
3-piece Bathroom -	7'9" x 7'0"
Den -	12'7" x 11'4"
Flex room -	12'7" x 7'2"

Lower Level

Recreation Room -	20'0" x 11'0"
Laundry Room -	19'1" x 9'3"

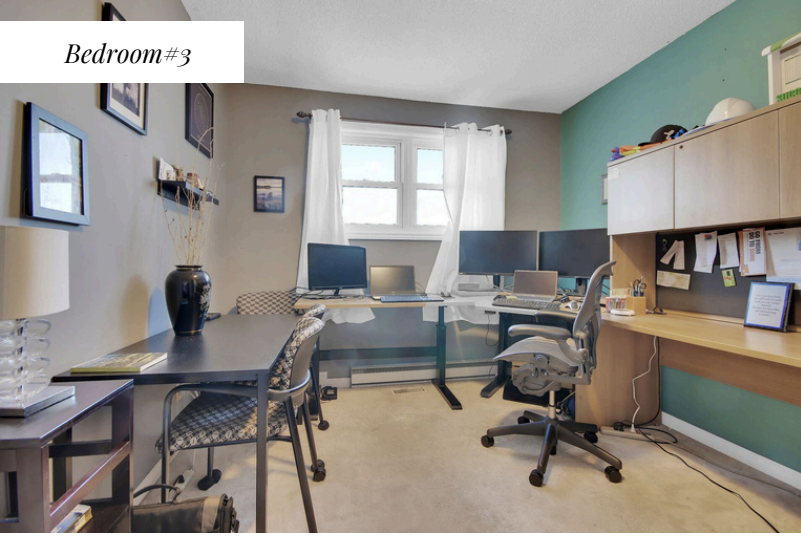
Second Floor

Primary Bedroom -	13'3" x 11'8"
Bedroom #1 -	11'9" x 9'7"
Bedroom #2 -	10'1" x 8'3"
Full Bathroom -	8'3" x 8'3"
Bedroom#3 -	11'8" x 9'4"

Bedroom -	12'10" x 8'11"
Storage Room -	12'0" x 17'0"

Information herein deemed reliable but not guaranteed.

Bedroom#3



Primary Bedroom



Primary Bedroom



Bedroom #5



Recreation Room



Recreation Room



Backyard



Inground Pool



Information herein deemed reliable but not guaranteed.

Home Details ○

Year Built: 1974 Approximately

Property Taxes: \$3,788.48 2024

Legal Description: LT 54, PL 326 ; TOWN OF ARNPRIOR - MCNAB

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, all light fixtures, all bathroom mirrors, inground pool, awning on deck, c/air.

Utility Costs (approx):

Hydro \$172.03/monthly

Gas: \$35.38/monthly;

Water: \$50.00/monthly billed quarterly

Rentals: Hot water tank \$45.51/month, Furnace is a rental \$111.12 per month Seller will buy out on closing the furnace only.

Possession: TBD

Updates: Roof 2020 Furnace 2014

Side parking



Back yard



The Joanne Goneau Team

Joanne Goneau, Broker of Record/Owner

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