

LISTING INFORMATION

BEDROOMS	BATHROOMS	SQUARE FOOTAGE	PROPERTY TAXES	YEAR BUILT
4	2+2	2821	\$5370.62	1956

- EAT IN KITCHEN WITH STAINLESS STEEL APPLIANCES INCLUDING A GAS STOVE AND NEW BOSCH DISHWASHER
- LARGE LIVING ROOM WITH BUILT IN CABINETRY
- FAMILY ROOM WITH HARDWOOD FLOORING AND GAS FIREPLACE
- DINING ROOM WITH LOWER paneled WALLS AND CROWN MOULDING
- MAIN FLOOR GAMES ROOM WITH NEW WINDOWS AND NEW SLIDING DOOR TO BACK YARD DECK
- MAIN FLOOR BEDROOM
- MAIN FLOOR POWDER ROOM
- MASTER BEDROOM WITH WALK IN CLOSET AND 4 PIECE ENSUITE
- FINISHED BASEMENT WITH RECREATION ROOM AND 2 PIECE BATHROOM
- LOWER LEVEL LAUNDRY AND STORAGE ROOM WITH WALK UP TO GARAGE
- ROOF 2017
- FURNACE AND AIR CONDITIONING 2008
- GAS BBQ HOOKUP
- NEW FRONT DOOR
- 100 AMP SERVICE
- HOT WATER HEATER IS A RENTAL
- NEW DECK
- NEW FRONT PATIO STONE
- NEW EYES TROUGHS AND DOWN SPOUTS
- FULLY FENCED YARD
- EXTRA DEEP GARAGE
- CLOSE TO THE LAKE, LOCAL WINERIES, 50 POINT CONSERVATION AREA, BOAT LAUNCH, BRUCE TRAIL, AND STEPS TO DOWNTOWN GRIMSBY AND ALL IT HAS TO OFFER
- NESTLED AT THE BASE OF THE ESCARPMENT

INCLUSIONS:

FRIDGE, GAS STOVE, DISHWASHER, WASHER, DRYER, ALL ELECTRIC LIGHT FIXTURES, ALL WINDOW COVERINGS
GARAGE DOOR OPENER AND REMOTE

25 ORCHARD PARKWAY

g r i m s b y | o n t a r i o



The information contained herein was obtained from the Seller. Although deemed reliable, the information is not guaranteed by Royal LePage Burloak Real Estate Services, Brokerage.
All room measurements provided are approximate.

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