



49 EMINENCE ROAD

Welcome to this immaculate 5 bedroom, 5 bathroom detached family home.

This 2,913 sq. ft. home features gleaming hardwood flooring, crown moulding, large principle sized rooms and a fully finished lower level with kitchen, three-piece bathroom and large recreation area. Upper level has five large bedrooms with three ensuite bathrooms. An amazing home that must be seen! Minutes to HWY 7 and 407 ETR, parks, schools, shops, restaurants and so much more!

PROUDLY PRESENTED BY:

Oulahen TEAM

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DETAILS

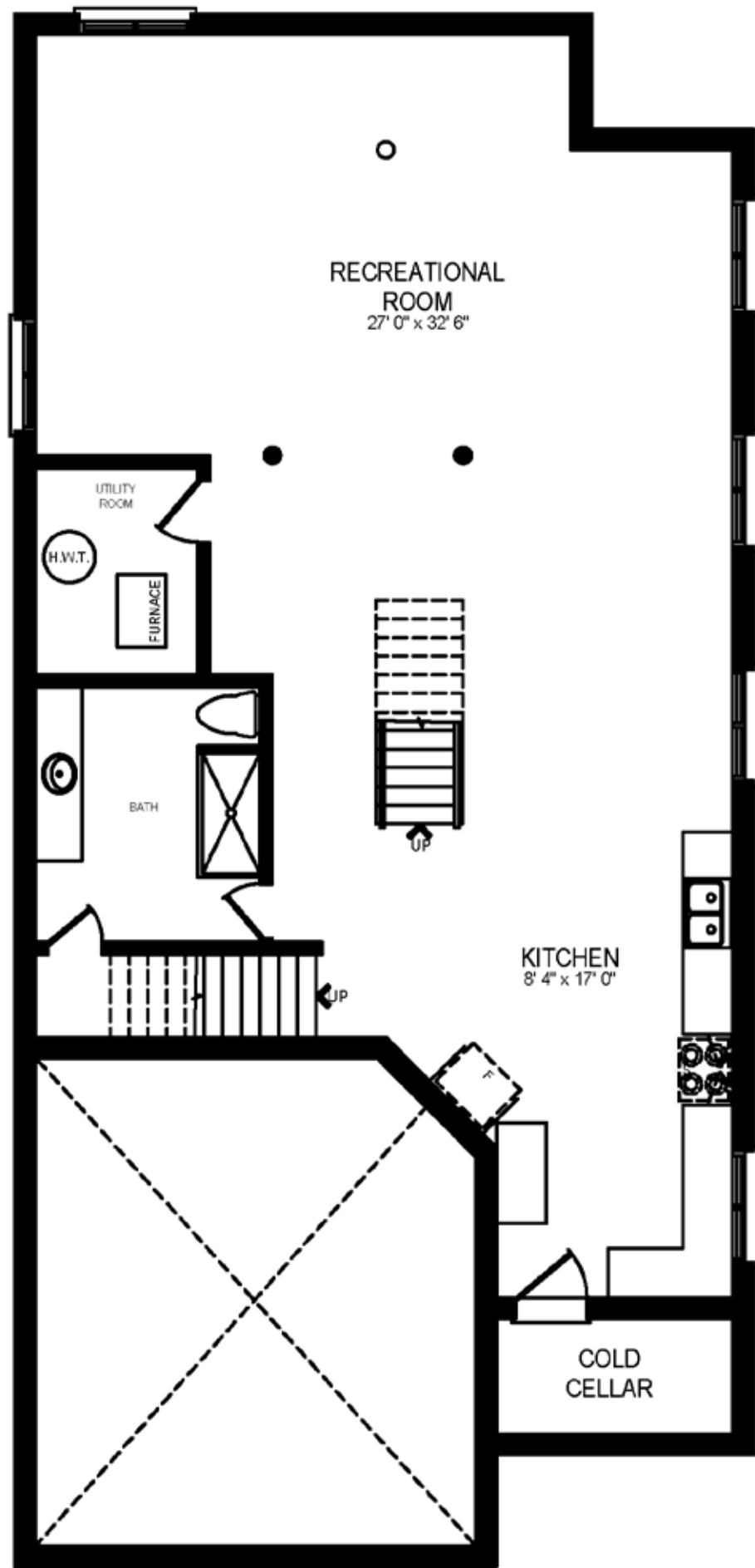
BEDROOMS	5
BATHROOMS	5
	2 x 5 piece
	1 x 4 piece
	1 x 3 piece
	1 x 2 piece
SQUARE FOOTAGE	2,913 square feet
LOT SIZE	43.77 ft by 109.28 ft (Irregular)
POSSESSION	60 Days/TBA
TAXES (2016)	\$5,490.71
PRICE	\$1,390,000

INCLUSIONS:

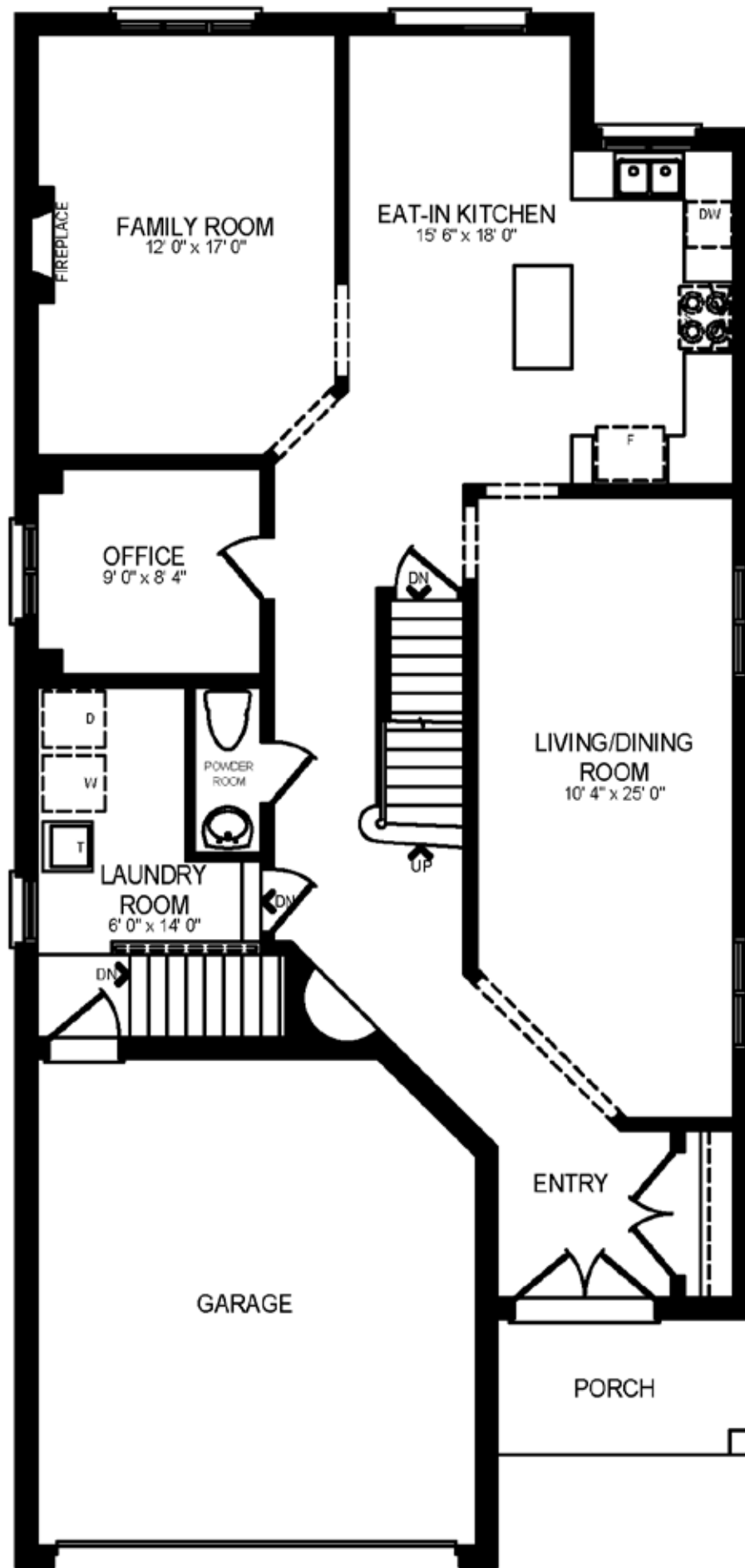
Stainless Steel LG Fridge, Stainless Steel LG Dishwasher, Stainless Steel Amana Stove, Stainless Steel Allure Range Hood. Kenmore Washer and Dryer. Stainless Steel GE Fridge and Stove, NuTone Range Hood in Lower Level. All Electric Light Fixtures. All Window

MAIN LEVEL

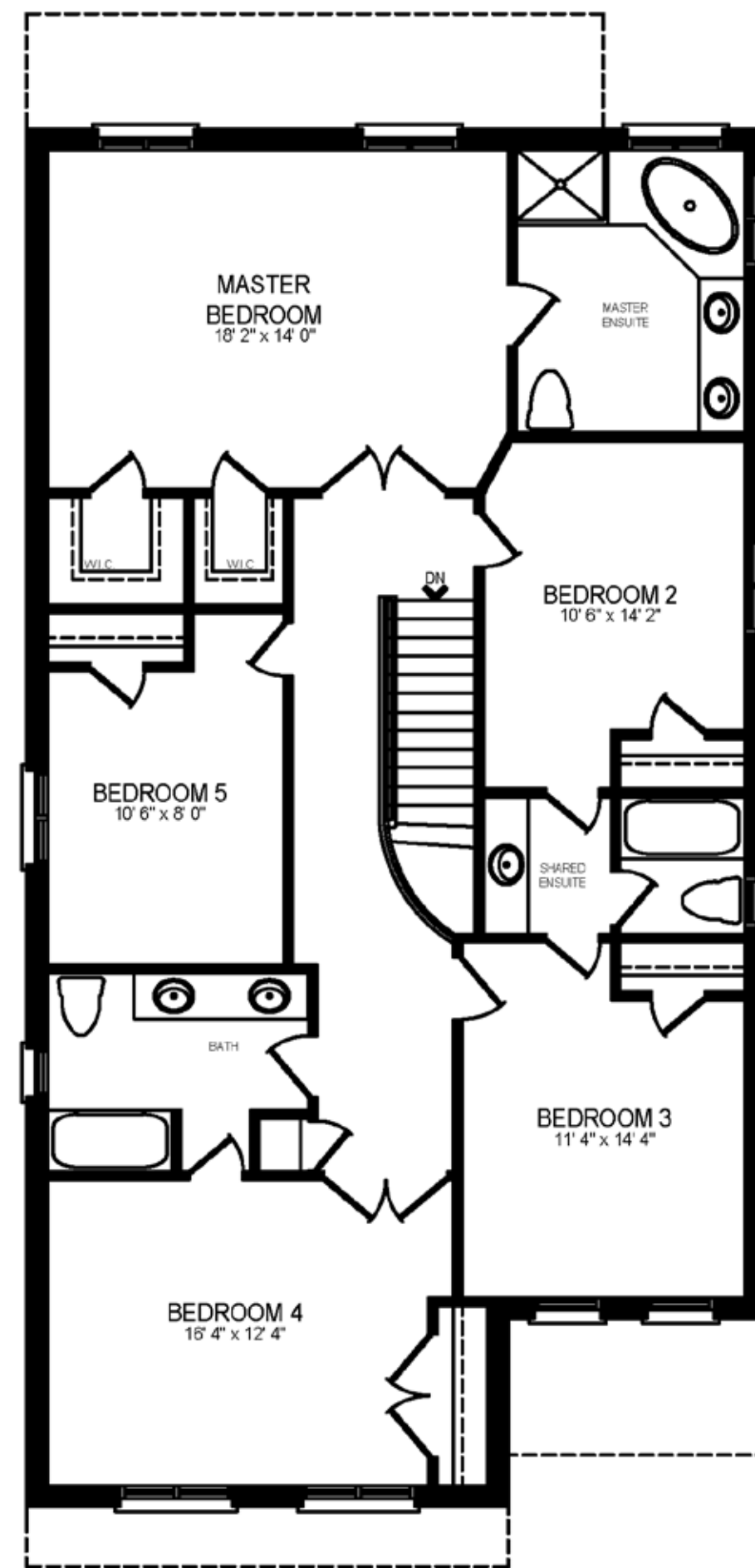
- › Crown moulding and hardwood flooring in living room, dining room and family room
- › Upgraded modern light fixture in dining room
- › Built-in gas fireplace with decorative mantle
- › Large eat-in kitchen with stainless steel appliances, centre island, ceramic tile backsplash, track lighting and upgraded faucet with walk-out to back deck and private fenced garden
- › Office with large window
- › Ceramic tiled powder room with pedestal sink
- › Laundry room with built-in laundry sink and storage



LOWER LEVEL 1,345 SQ.FT.



MAIN LEVEL 1,345 SQ.FT.



UPPER LEVEL 1,568 SQ.FT.



UPPER LEVEL

- › Upper hallway with hardwood flooring and ceiling fan
- › Master bedroom with double door entrance, hardwood flooring, his- and her walk-in closets, and 5-piece ceramic tile ensuite with corner soaker tub, glass shower and double sinks
- › Second and Third bedroom with hardwood flooring, large windows, closet and Jack and Jill bathroom with ceramic tile flooring, separate toilet and tub room with ceramic tub and tile enclosure
- › Fourth bedroom with hardwood flooring, double closet and 5-piece ceramic tile ensuite
- › Fifth bedroom with hardwood flooring, closet and large window



LOWER LEVEL

- › Fully finished lower level with laminate flooring, large recreation area and gym area with mirrored walls
- › Full-size kitchen with stainless steel fridge and stove with access to cold storage room
- › Three piece ceramic tile bathroom with glass shower
- › Dual staircase to lower level, accessible from main level laundry and main level kitchen





EXTERIOR

- › Brick home with double car garage and exterior light fixtures and covered porch
- › Fully fenced back garden with deck

PUBLIC SCHOOLS:

Forest Run P.S. (JK-08), Stephen Lewis S.S. (09-12)

CATHOLIC SCHOOLS:

Our Lady of The Rosary E.S. (JK-08), St. Elizabeth S.S. (09-12)

FOR MORE INFORMATION PLEASE **CONTACT THE OULAHEN TEAM TODAY!**

Oulahen TEAM **RE/MAX** RE/MAX REALTRON REALTY INC. Brokerage, Independently Owned and Operated

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