

### 138 HARRISON STREET

STEP INTO
YOUR BRIGHT &
SPACIOUS
DREAM HOME
IN CHARMING
ELORA

A Granite Homes built residence in South River on prime lot with Roslyn floor plan, Elevation B. Tarion warrantied home. This brand new home features countless builder upgrades including premium lot onto woodlands, upgraded kitchen, finished basement, and side entrance. Open concept main with spacious living and dining areas. Backyard walk out onto park. Luxurious kitchen with extra-large centre island, stainless steel appliances, and walkin pantry. Gas hook up for BBQ in backyard. Large mudroom with garage entry. Primary suite with generous 5-piece ensuite bath and walk-in closet. Spacious bedrooms with large windows. Dedicated laundry room on 2nd floor. Loft above stairs perfect for home office, study, or play area. Fully finished basement with 9-foot ceilings and upgraded large windows. Conveniently located with easy access to Elora Gorge Conservation Area, Elora Gorge Trailway, Elora Cataract Trailway, groceries, Shoppers Drug Mart, LCBO, parks, schools, shops, restaurants, hospital, and so much more!

#### DETAILS

**LOT SIZE:** 45.13 X 99.53 FT

### INCLUSIONS

- Stainless Steel Fridge
- Stainless Steel Gas Stove
- Stainless Steel Range Hood
- Stainless Steel Built-In Double Ovens
- Stainless Steel Dishwasher Water Softener

- Washer & Dryer
- All Electrical Light Fixtures
- All Broadloom Where Laid
- Furnace

























































### **FLOOR PLAN**



1,074 Sq. Ft.

Main Level

1,432 Second



## 138 Harrison Street

2,506 + 769 sq. ft.



Sq. Ft. d Level 769 Sq. Ft. Lower Level













# Oulahen REALTY INC. BROKERAGE

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