



35 DRAMMEN DRIVE



Thanks for viewing this property! Please take a flyer with you

PROPERTY OVERVIEW

Gorgeous 2-storey home located on the Northside in the family-friendly neighbourhood of Sunset Acres. The home sits on an extra large lot highlighted by mature trees, raspberry bushes, an interlocking brick driveway, and a huge backyard. Inside the house, you are initially welcomed by the renovated 4 season sunroom addition that would be the perfect place to enjoy your morning coffee. Continuing inside the home and to the right is the formal living and dining room that flow into an open concept living space highlighted by hardwood flooring and a ductless split heat pump. This space offers an eat-in kitchen with granite countertops, professionally painted cabinets, and stainless steel appliances. Next, is the family room that offers access to the backyard, skylight, and a propane fireplace insert. Access to the attached garage and a convenient half bath with laundry completes this floor. Upstairs you will find the renovated main bathroom and three nice-sized bedrooms with the primary having a ductless split heat pump and an updated ensuite. The lower level is partially finished with a rec room/bedroom (window not egress), storage room, and space currently being used as a gym area.

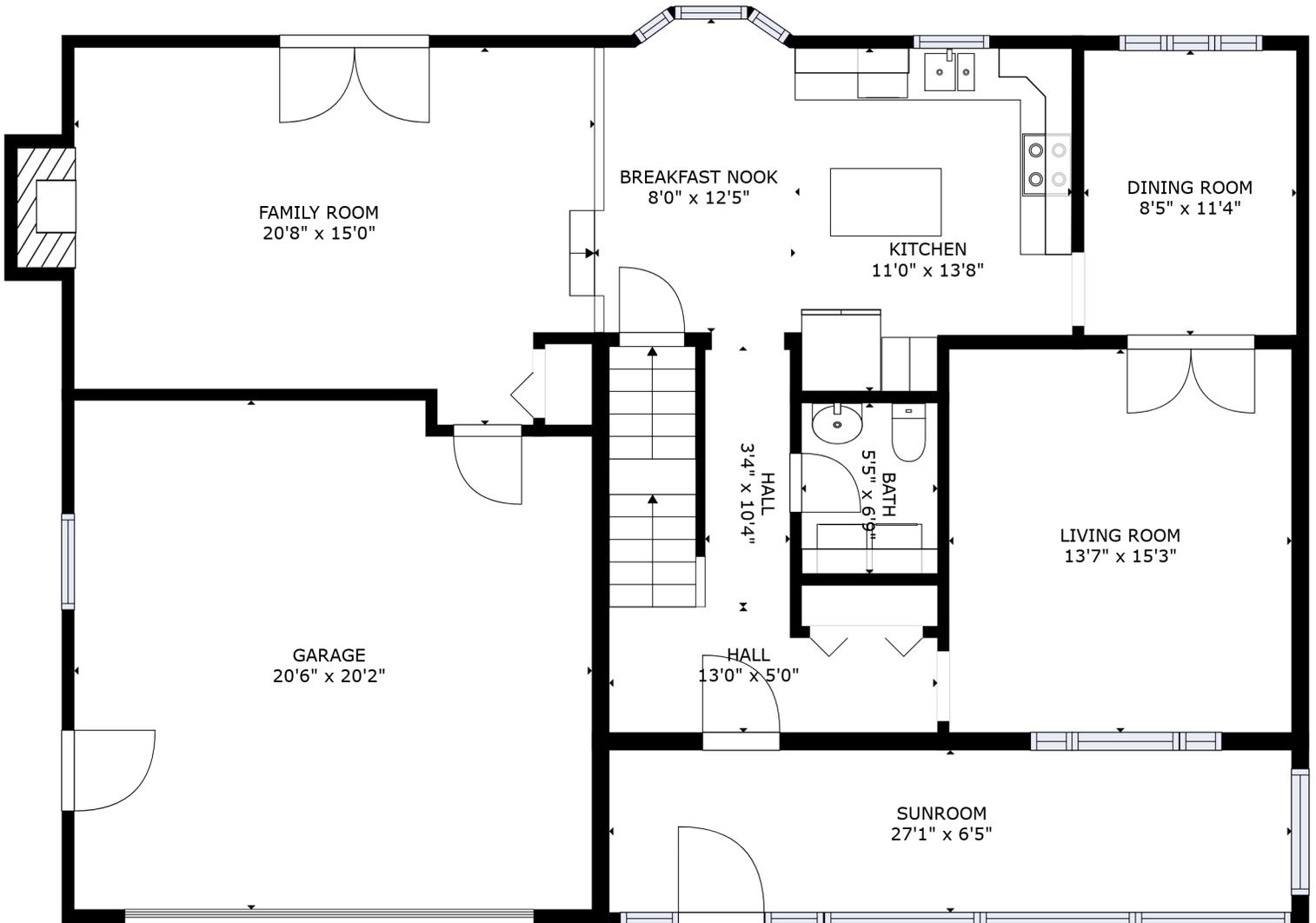


KEY FEATURES & UPDATES

- Raspberry bushes in private yard
- Four-season sunroom added in 2017
- Fully renovated main bathroom (2022)
- Two ductless heat pumps (one on main level and second in primary bedroom)
- New garage door hardware (2021)
- Replaced dishwasher in 2022
- Granite countertops with spacious island
- Three-piece ensuite bathroom added in 2019
- Professionally painted kitchen cabinetry (2019)
- Sunpoke propane fireplace insert
- New patio doors, garage storm door (2019)
- Replace garage and hallway window in 2019
- Added insulation to basement and garage



Main Level



Take a virtual tour:
rightchoice.link/35drammenMP

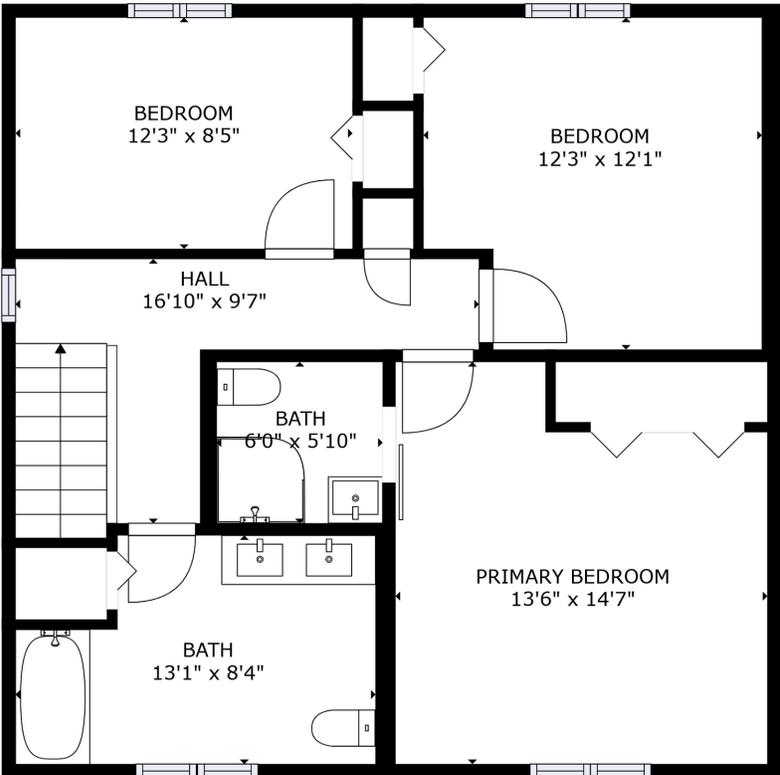
GROSS INTERNAL AREA
FLOOR 1: 888 sq. ft, FLOOR 2: 1244 sq. ft
FLOOR 3: 737 sq. ft, EXCLUDED AREAS:
GARAGE: 406 sq. ft
TOTAL: 2868 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

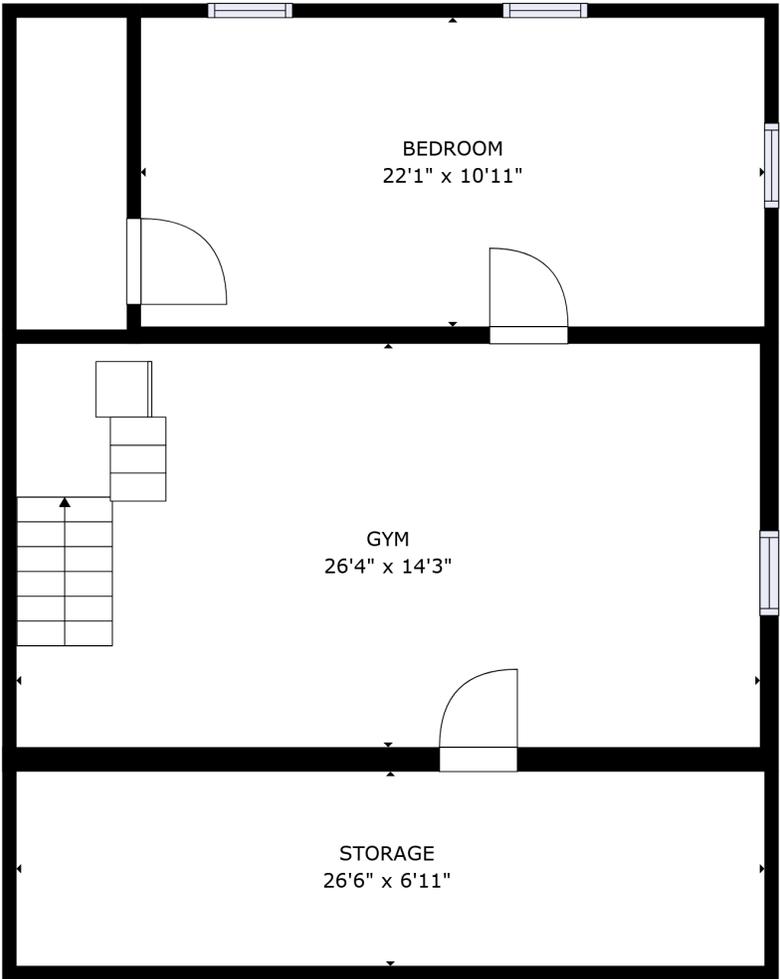
Property Taxes: \$4227.45 (2023)



Second Level



Lower Level





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