



106 CLARENCE AVENUE



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

PROPERTY OVERVIEW

This charming and spacious home offers comfort with its unique layout. Boasting 3 bedrooms in total, this property is perfect for families or those needing extra living space. As you enter the home, you will be greeted by the inviting and open-concept main floor, which includes a well-appointed kitchen, dining area, and cozy living room highlighted by hardwood flooring and a ductless split heat pump. Completing the main level is the primary bedroom which has cheater door access to the main bathroom with a laundry area. Downstairs you will discover a cozy and private retreat with two bedrooms, a half bath, a rec room, a storage room and a walkout. With its convenient location, ample storage, and meticulous care, this home is a must-see for anyone looking for a comfortable and affordable living space. Don't miss out on the opportunity to make this your new home.

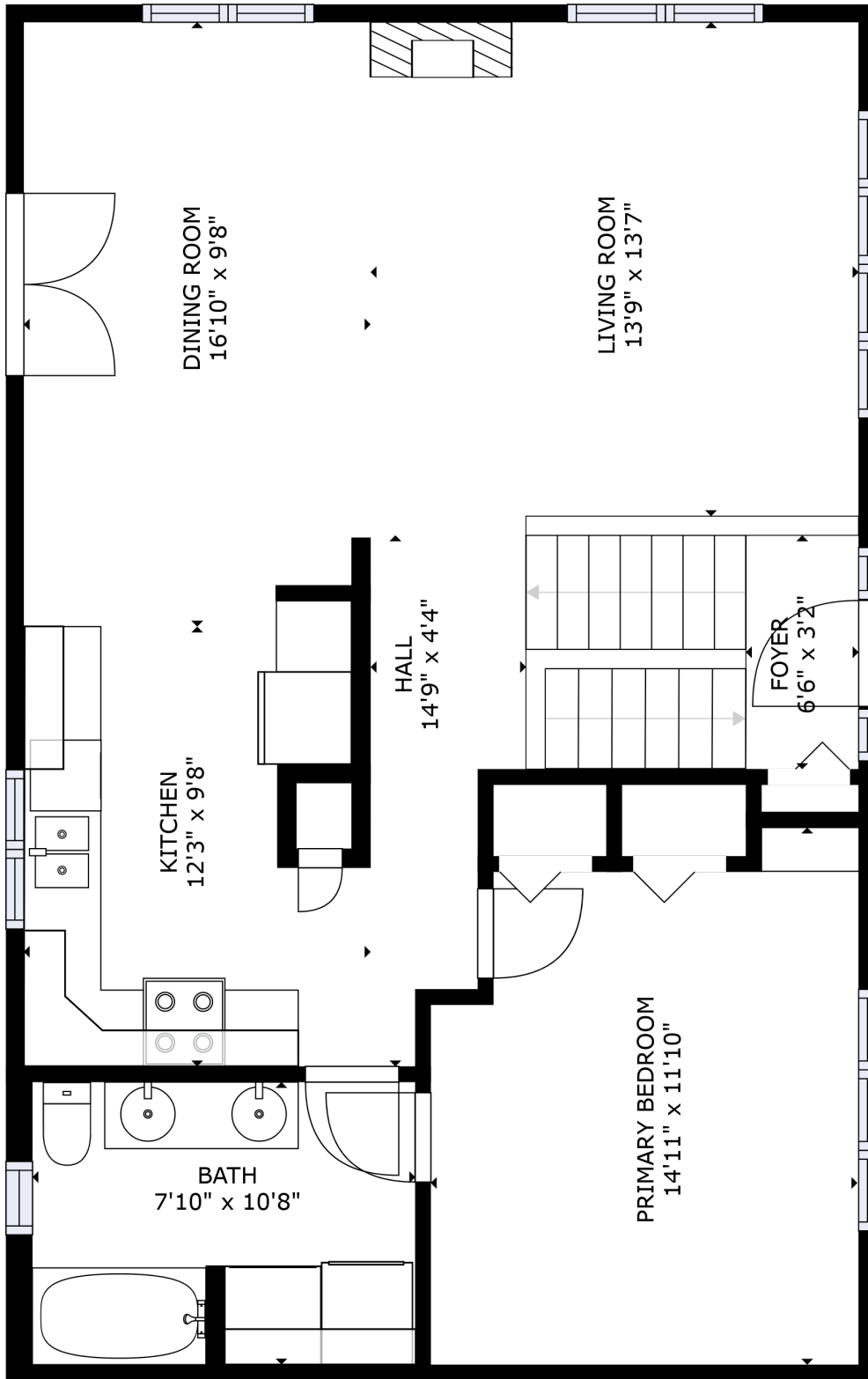


KEY FEATURES & HIGHLIGHTS

- Hardwood Flooring
- Ductless Heat Pump
- Open Concept Layout
- Dual Vanity in Main Bath
- Extended Side Lot
- 2nd Bathroom Plumbed for Shower
- Walkout Basement Entrance
- Storage Space with Shelving



Main Level



GROSS INTERNAL AREA

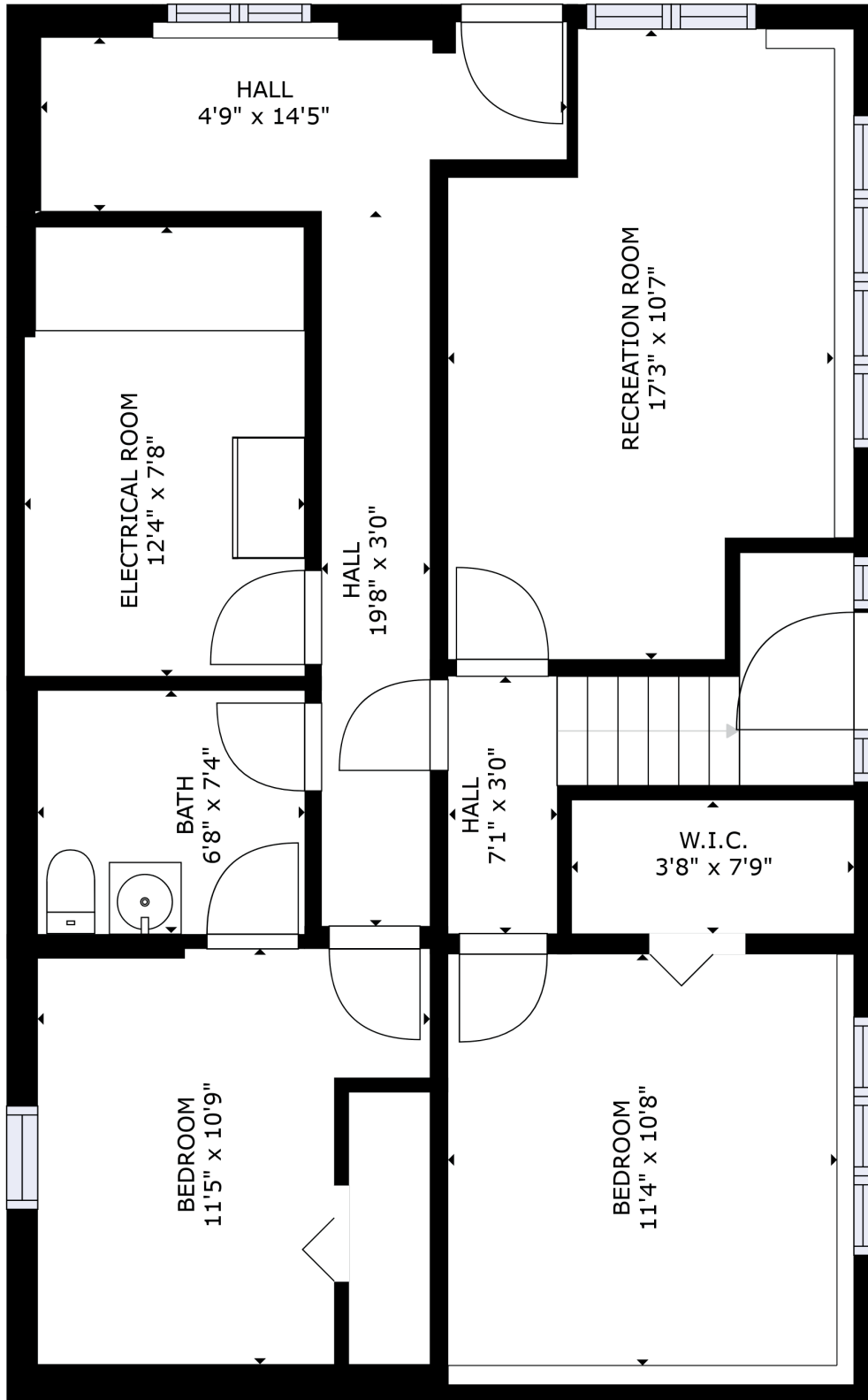
FLOOR 1: 831 sq. ft, FLOOR 2: 864 sq. ft

TOTAL: 1696 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lower Level



Property Taxes: \$2858.86 (2022)

NB Power: Approx \$190/month



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This is not intended to solicit those who are currently working with another real estate company - we cooperate fully with other agents