



36 DORA DRIVE



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

PROPERTY OVERVIEW

Welcome to this charming split-entry home, located at 36 Dora Drive in a mature neighbourhood backing onto a private wooded area. As you approach the property, you will be welcomed by a double-wide paved driveway and attached garage.

Upon entering the home, you'll step into a welcoming foyer that sets the tone for the rest of the residence. Ascend the stairs, and you'll find yourself in the heart of the living area. The open-concept floor plan seamlessly integrates the living room, dining room, and kitchen, and is highlighted by a vaulted ceiling, ductless split heat pump, hardwood flooring, and access to the back deck. The well-appointed kitchen offers both style and functionality boasting a center island and plenty of storage options. Adjacent to the kitchen, the dining area provides lots of space for family meals or entertaining guests. The living room is an inviting retreat, perfect for relaxation and spending quality time with family and friends.



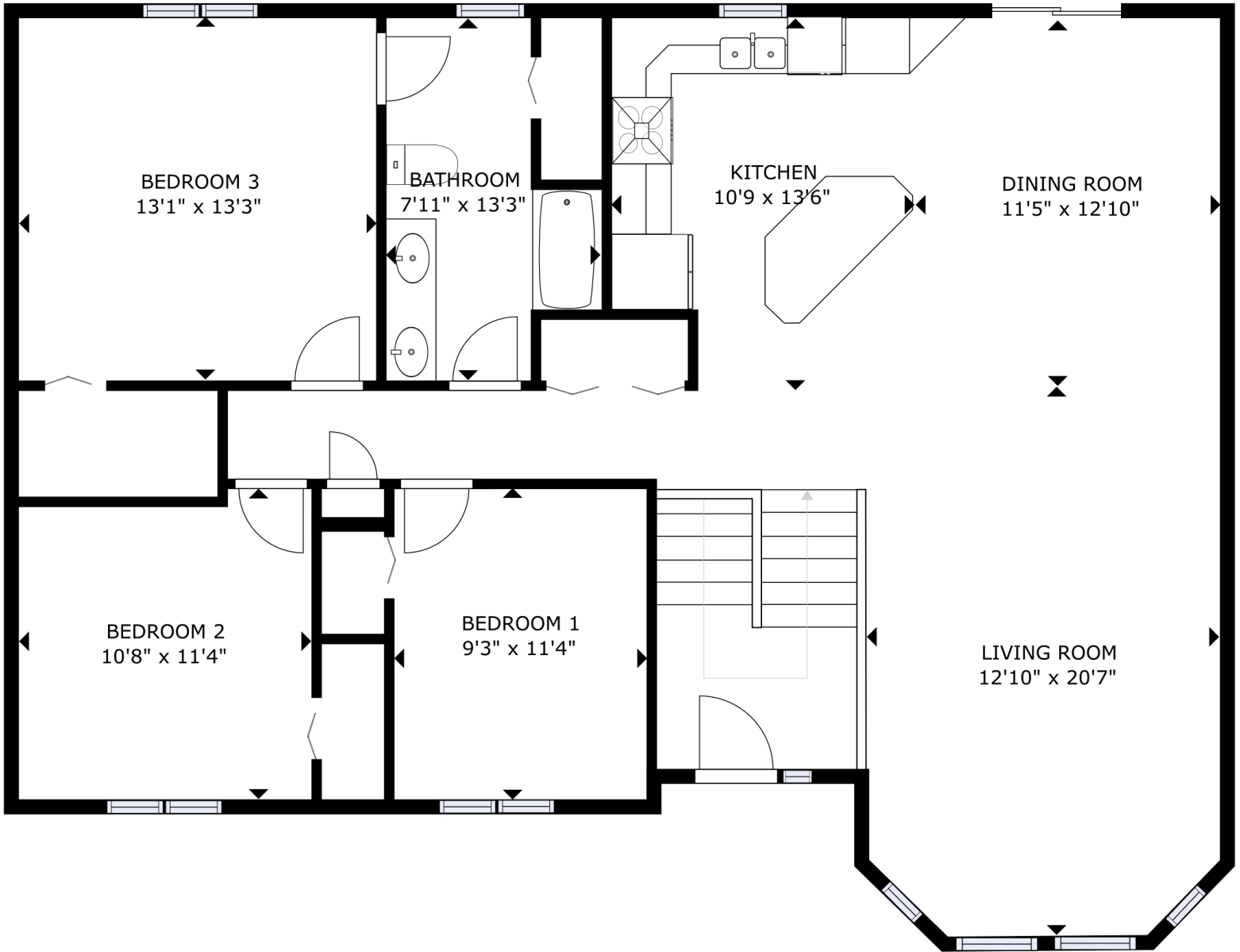
Down the hall, you will find the spacious primary bedroom with another heat pump and access to the main bathroom. Two additional bedrooms offer ample space for family members or guests. The lower level offers additional living space with a 2nd bathroom/laundry room, 4th bedroom, and family room with another ductless split heat pump and cozy fireplace. The fenced-in backyard is perfect for outdoor activities, gardening, or simply enjoying the fresh air. Continue past your fence and you will find the coolest tree house that any kid is sure to love.

HOME FEATURES

- ✔ Private backyard with mature trees
- ✔ Open concept main living area
- ✔ Large back deck with privacy wall
- ✔ Laundry room with added cabinetry
- ✔ Hidden tree house in wooded area
- ✔ Stylish kitchen with angled island
- ✔ Primary bedroom with access to main bath
- ✔ Three bedrooms on main level



Main Level



GROSS INTERNAL AREA

FLOOR 1: 882 sq ft , FLOOR 2 : 1291 sq ft

TOTAL: 2173 sq ft

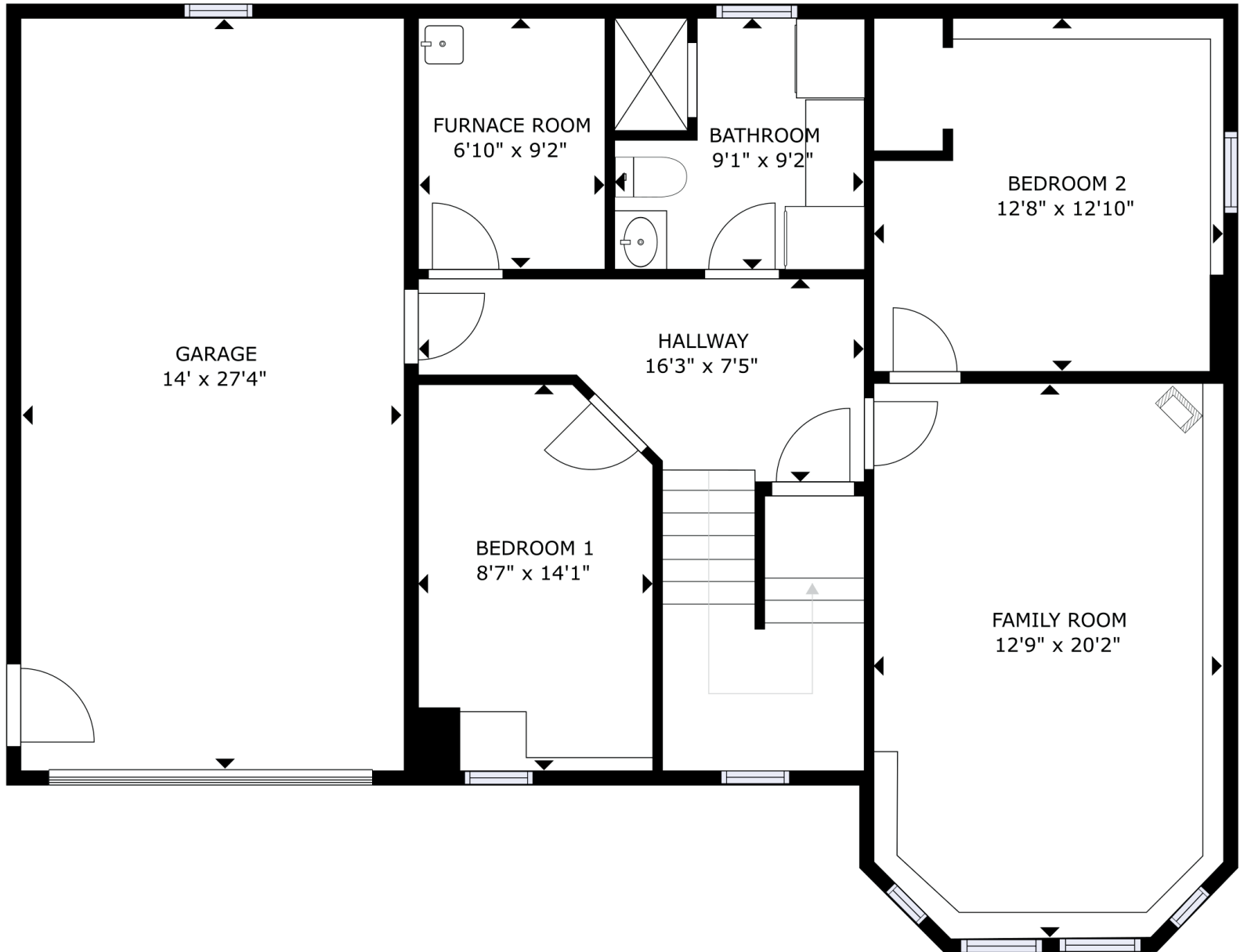
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Lower Level



Property Taxes for 2023: \$4094.37



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