



# 194 HUGHES STREET



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

# PROPERTY OVERVIEW

A 4-level split home on a sprawling one-acre lot combines modern comfort with the charm of suburban living. This delightful property offers a unique layout that maximizes space and provides ample opportunities for the entire family. As you pull up the paved driveway you will notice there is ample room for extra parking along with a detached 26x24 insulated detached garage and a walkway leading you up to the front veranda.

Inside the home, you will find the main living area which has a spacious kitchen with a walkout to the back deck. The dining area offers a lovely view of the backyard and connects to the large living room which is highlighted with a ductless split heat up. Heading upstairs are two bedrooms and the main bathroom that boasts a Jacuzzi soaker tub. Down a level is the 2nd bathroom with a stand-up shower, 3rd bedroom (currently being used as an office), and another living space that could be converted into a bedroom.

The basement is finished with a full laundry room, 4th bedroom, and a rec room with a cozy wood stove. The one-acre lot is beautifully landscaped with well-maintained gardens, mature trees, a firepit area, a manicured lawn, and two extra storage buildings.



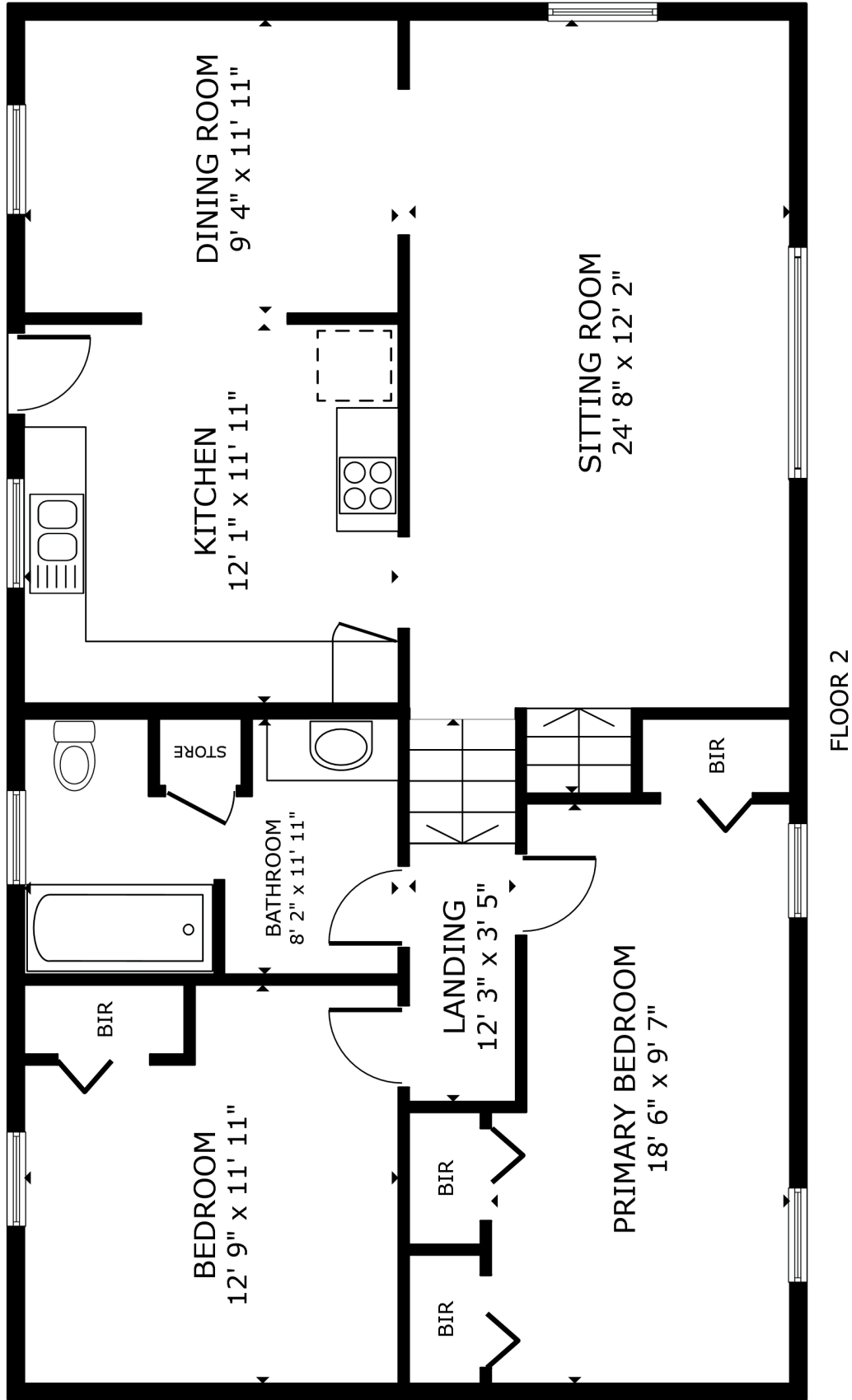
## UPDATES & FEATURES

- ✓ 4-Level split home
- ✓ Double detached garage with stove
- ✓ Flexible layout with up to five bedrooms
- ✓ Two ductless heat pumps
- ✓ Extra large paved driveway
- ✓ Bonus workshop with additional shed
- ✓ Wood burning stove in lower level
- ✓ Front porch with custom removable screen

Property Taxes: \$3,076.37 (2023)



# Upper Levels



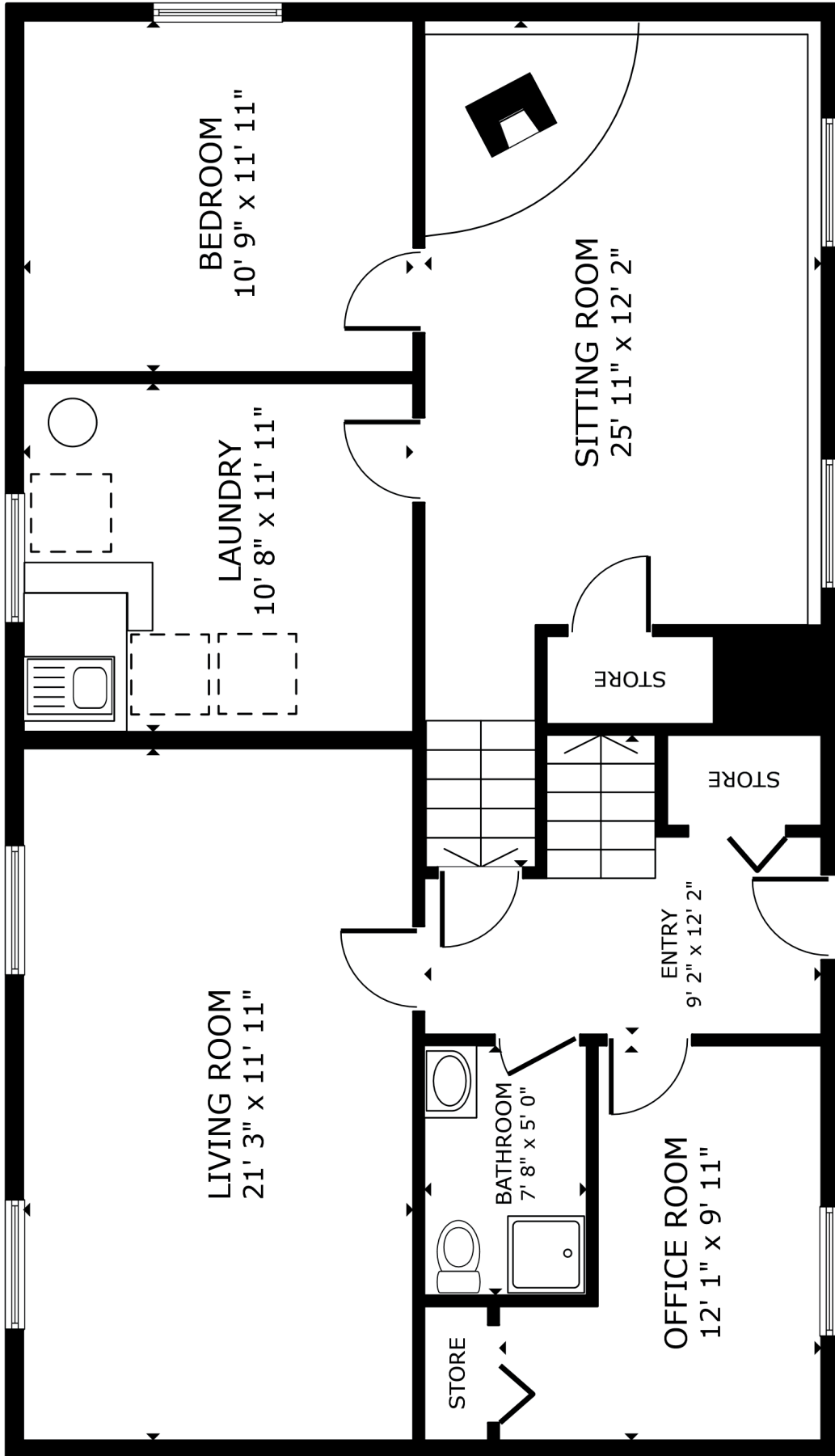
FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 1,064 sq.ft. FLOOR 2 1,061 sq.ft.  
TOTAL : 2,124 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Lower Levels



FLOOR 1





# THE Right Choice REALTY

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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

Listed with Dave Watt of The Right Choice Realty