



120 BECKIES WAY



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

PROPERTY OVERVIEW

Gorgeous home is located in Pepper Creek sitting on an acre lot backing onto a wooded area that provides extra privacy. As you enter the front door, you'll be greeted by an open and inviting interior. The open floor plan creates a seamless flow between the living, dining, and kitchen areas. High ceilings, and hardwood floors throughout the main living spaces add to the sense of grandeur. The living room exudes warmth and is highlighted by a stunning cathedral ceiling focal point and access to the covered back deck.

The kitchen is a chef's dream, with custom cabinetry, quartz countertops, and high-end stainless steel appliances. The center island is perfect for both meal preparation and casual dining. The adjacent dining space overlooks the backyard, providing a charming setting for morning coffee. Two bedrooms and the main bedroom are located on one side of this floor plan with the primary at the other which offers extra privacy. This room is highlighted by a large walk-in closet a full ensuite with marble floor & Jacuzzi tub.

Over the attached garage you will find a finished bonus room that could be used in various different ways. The lower level is finished with a granny suite and comes with two more bedrooms, a full bathroom, a kitchen, a living area and lots of storage space.



UPDATES & FEATURES

- ✓ Bungalow with 9' ceiling throughout
- ✓ Vaulted ceilings in living room
- ✓ Renovated kitchen with XL island
- ✓ Recently paved driveway
- ✓ Full ensuite bathroom in primary suite
- ✓ Perfectly manicured, flat yard
- ✓ Two bedroom, one bathroom apartment
- ✓ Open concept main living area
- ✓ Hardwood flooring in main area
- ✓ High end appliances, second sink, & pot filler
- ✓ Updated bonus room above garage
- ✓ Added water purification system
- ✓ Ideal location in family neighbourhood
- ✓ Double door attached garage



A NOTE FROM THE HOMEOWNERS

It is with mixed feelings that we are selling our home at 120 Beckie's Way. We are excited about our new venture, but saddened to leave this wonderful home.

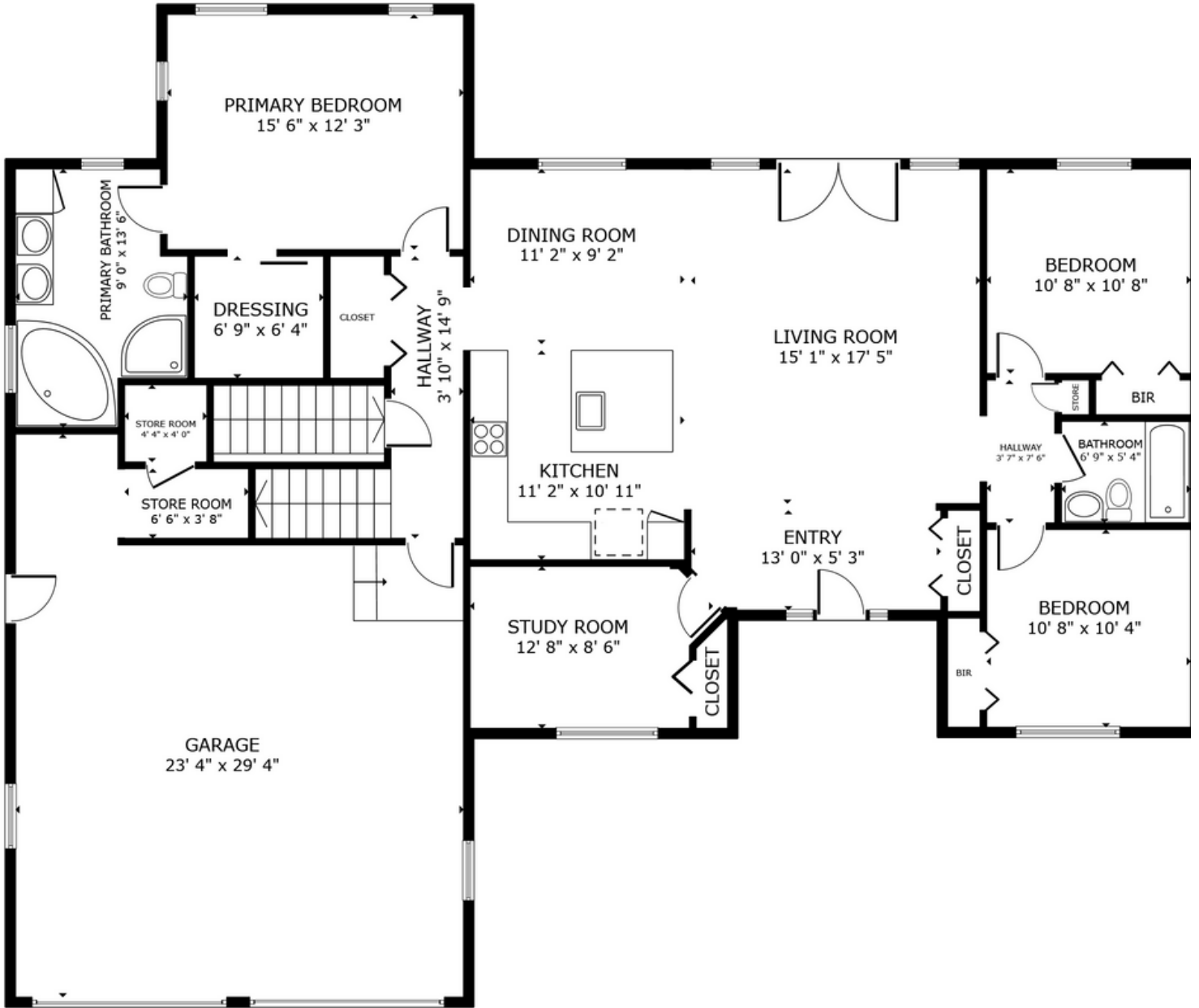
We are excited for you to see all of the great things the property and home have to offer. The bright and open main living area has been a space for us to unwind and enjoy the natural light from the many back windows. We will be sad to leave our recently redone kitchen with the large custom island that we've spent many nights gathered around with our family and friends. The covered back deck has been a place to sit and enjoy the tall trees in the backyard and the beautiful sunsets.

Most importantly, we can say that we will miss our neighbours who have treated us so well during our time here. They are always there for a helping hand. It's not uncommon to wake up to the bottom of your driveway cleared out after a stormy night. Everyone takes care of each other.

We wish you the best of luck in your search for the perfect home and hope that you find it here in this special house.



Main Level



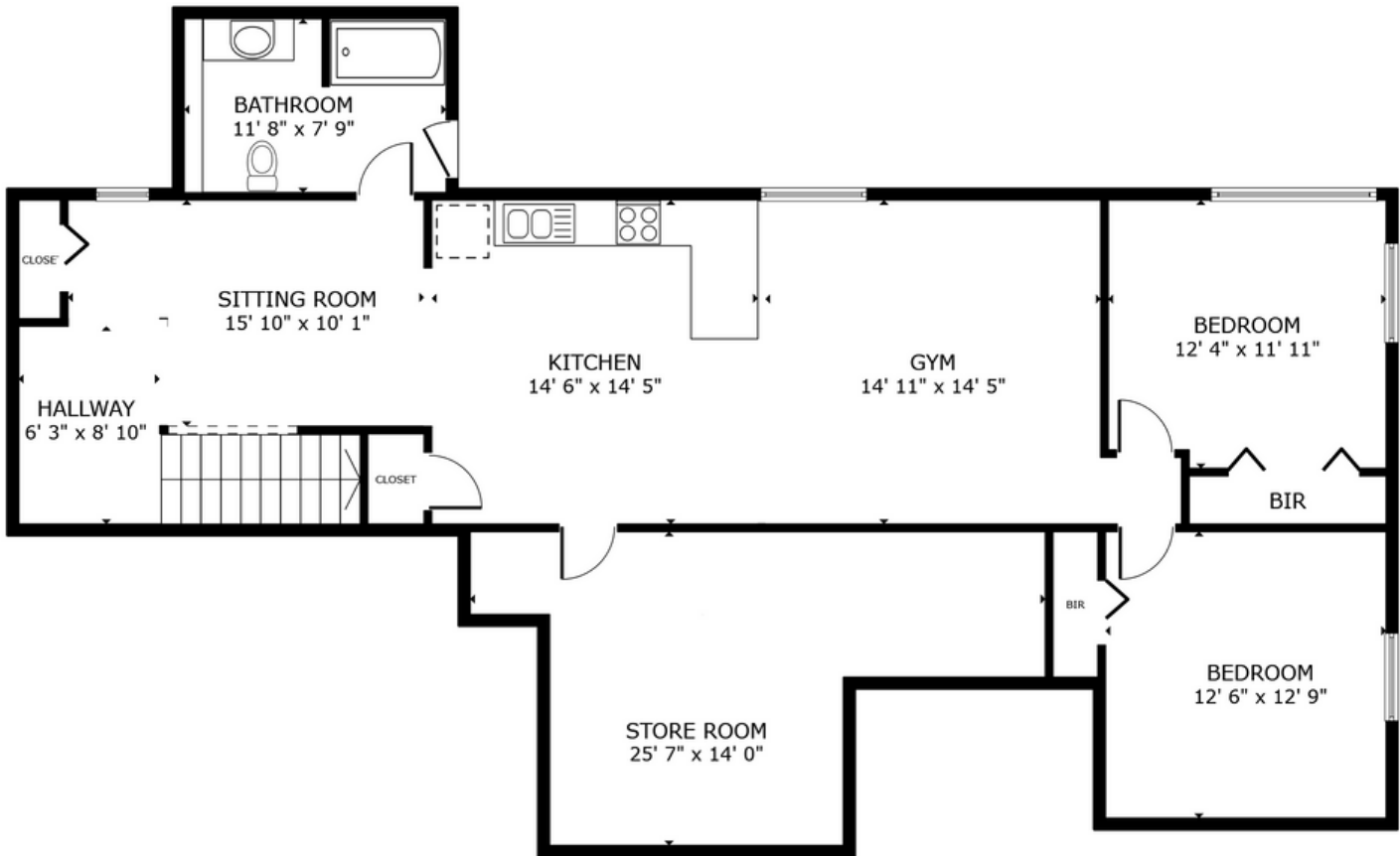
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GROSS INTERNAL AREA
FLOOR 1 1,413 sq.ft. FLOOR 2 1,584 sq.ft. FLOOR 3 340 sq.ft.
EXCLUDED AREAS : GARAGE 582 sq.ft.
TOTAL : 3,338 sq.ft.

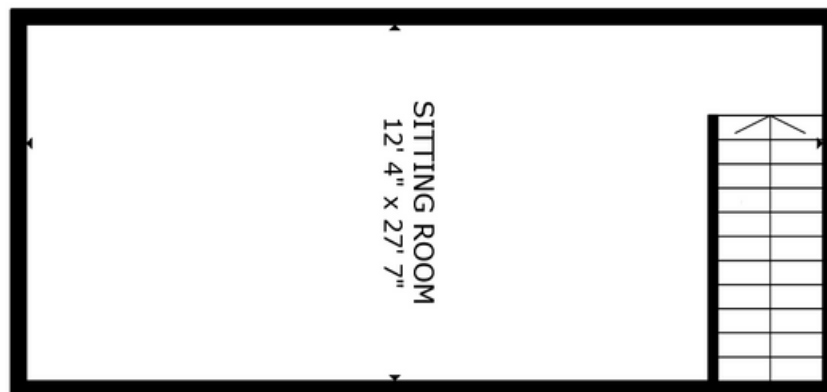
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lower Level




Bonus Room



Approximate Monthly NB Power Cost: \$360
Property Taxes for 2023: \$3702.93



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Listed with Dave Watt of The Right Choice Realty
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