



8 GOLDEN EAGLE DRIVE



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

PROPERTY OVERVIEW

This R-2000 residence offers the ideal blend of sophistication and functionality and is highlighted by 9-foot ceilings, a ducted heat pump, and an ICF foundation. Nestled within Eagle Ridge Subdivision, this home exudes curb appeal with an inviting entryway and a charming combination of brick and siding. A well-maintained driveway leads to an attached two-car garage, providing convenience and ample parking.

The gourmet kitchen is a chef's dream, with high-end stainless steel appliances, quartz countertops, a large island with seating, a walk-in pantry, and ample storage space. It opens to a sunny breakfast nook, ideal for casual meals, and offers access to a rear patio or deck for outdoor dining and entertaining. The living room boasts a cozy propane fireplace that provides the perfect ambiance for relaxation and entertainment. The adjacent formal dining room is perfect for extra guests and family. A dedicated home office or den, a powder room, and a laundry room complete the main level.

Ascend the grand staircase to the second level, where the family's private quarters await. The primary suite features a spacious bedroom, a walk-in closet, and a spa-like ensuite bathroom with a corner whirlpool tub and a glass-doored tiled shower. Three additional generously sized bedrooms and a full bathroom ensure comfort and convenience for all family members. The lower level is finished with a 3rd full bathroom, 5th bedroom, den/office, and massive rec room with custom bar area.



UPDATES & FEATURES

- ✓ Two-storey home with 9' ceilings throughout
- ✓ Efficient ducted heat pump system
- ✓ Gourmet kitchen with XL quartz island
- ✓ Side entrance with mudroom/laundry
- ✓ Full ensuite bathroom in primary suite
- ✓ Perfectly manicured yard with mature trees
- ✓ Fully finished lower level
- ✓ Upgraded ICF foundation
- ✓ Hardwood flooring in main area
- ✓ High end appliances and walk-in pantry
- ✓ Quiet, friendly, family neighbourhood
- ✓ Walking distance to new Hanwell School
- ✓ Large corner lot with brook access
- ✓ Double door attached garage

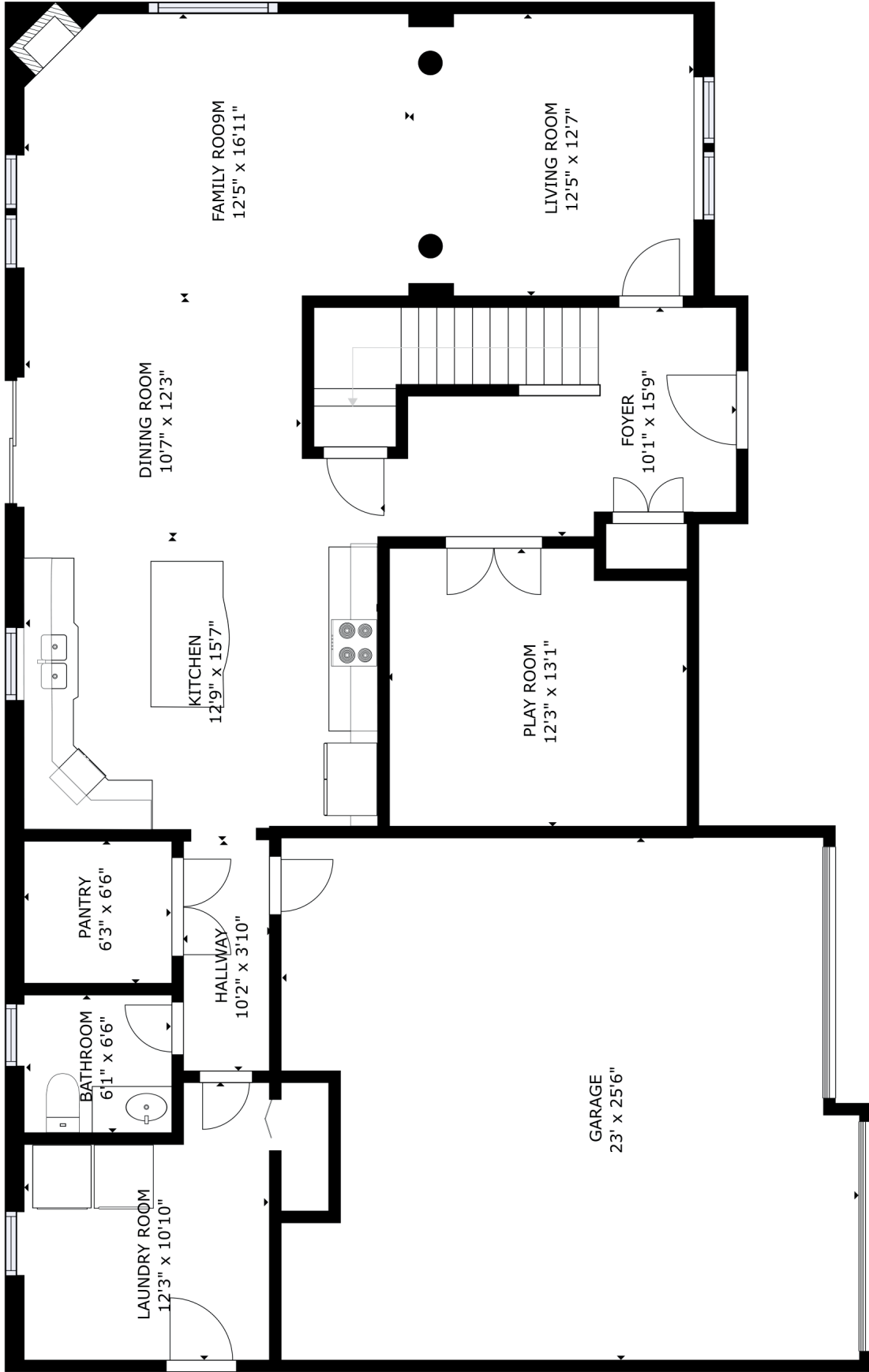


A NOTE FROM THE HOMEOWNERS

Big house with so much multipurpose space. Can be customized based on personal needs. Big kitchen with walk-in pantry and quartz countertop. Super quiet and friendly neighborhood with walk distance to the new and best school. Backyard has so much privacy and the brook is a hit in fall (beautiful scene) and winter (natural skating rink)



Main Level



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GROSS INTERNAL AREA
FLOOR 1: 1249 sq ft, FLOOR 2: 1319 sq ft, FLOOR 3: 1113 sq ft
EXCLUDED AREAS: GARAGE: 566 sq ft
TOTAL: 3681 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2

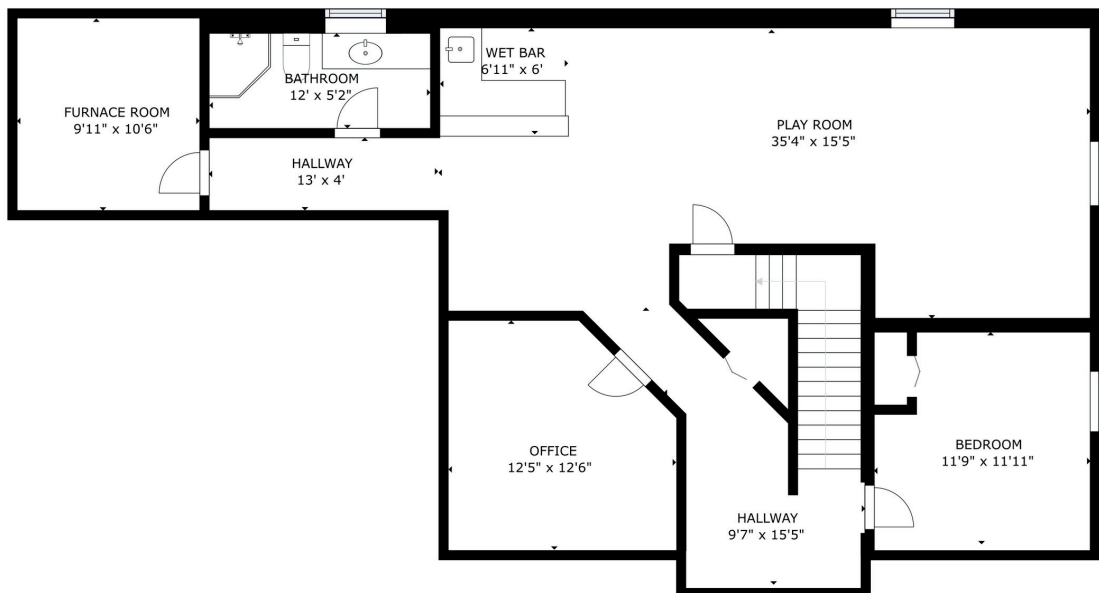




Second Level



Lower Level



Approximate Monthly NB Power Cost: \$250
Property Taxes for 2023: \$5,007.27



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