



85 ELMWOOD COURT



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

PROPERTY OVERVIEW

Located in the heart of Sunshine Gardens, one of the most sought-after neighbourhoods, this updated home at 85 Elmwood Court offers the perfect blend of comfort, convenience, and investment potential. The main living area has been redesigned to allow for a better flow from room to room. Here you will find the totally renovated kitchen having stainless steel appliances, stylish white soft closed cabinetry, tiled backsplash, and a convenient center island. Adjacent to this space is the dining area and living room which is highlighted by a wood-burning fireplace insert and ductless split air conditioner.

Continue down the hall where you will find the updated bathroom, tucked-away laundry area, and two bedrooms. The primary bedroom is extra spacious and features an ensuite and walk-in closet. The basement has been completely transformed. This space includes a bedroom, living area, kitchen, full bathroom, rec room, and lots of storage. This self-contained space provides privacy and convenience for both residents and tenants.

The private backyard gives a secluded and secure outdoor space. Whether you're entertaining guests or spending quality time with family, this backyard offers a peaceful retreat. This property is in close proximity to downtown, offering easy access to various amenities and entertainment options.



UPDATES & FEATURES

- ✓ Desirable neighbourhood near downtown
- ✓ Private, fenced-in backyard
- ✓ Updated entrance with built-in cabinets
- ✓ Renovated kitchen with new appliances
- ✓ Main level laundry in hallway
- ✓ Extended primary suite with full ensuite bath
- ✓ Updated electrical throughout
- ✓ Installed modern electric baseboards
- ✓ Updated electrical throughout
- ✓ Located at the end of a quiet court
- ✓ Single detached garage
- ✓ High end appliances and walk-in pantry
- ✓ Living room with built-ins and certified fireplace
- ✓ Added a second full bathroom for guests
- ✓ Transformed basement with a 1 bedroom apartment
- ✓ Modernized plumbing throughout
- ✓ Chimney recrowned and regouted
- ✓ Beautifully landscaped yard

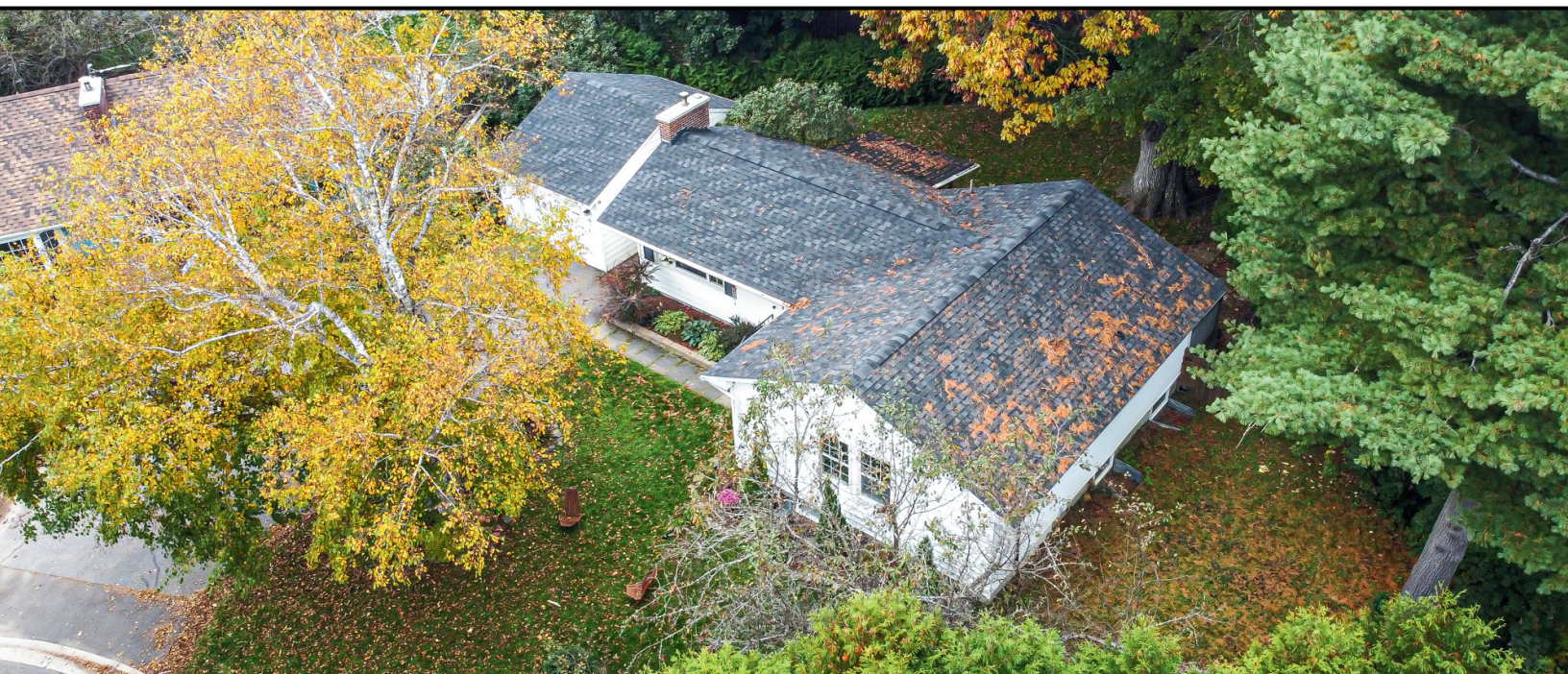


A NOTE FROM THE HOMEOWNERS

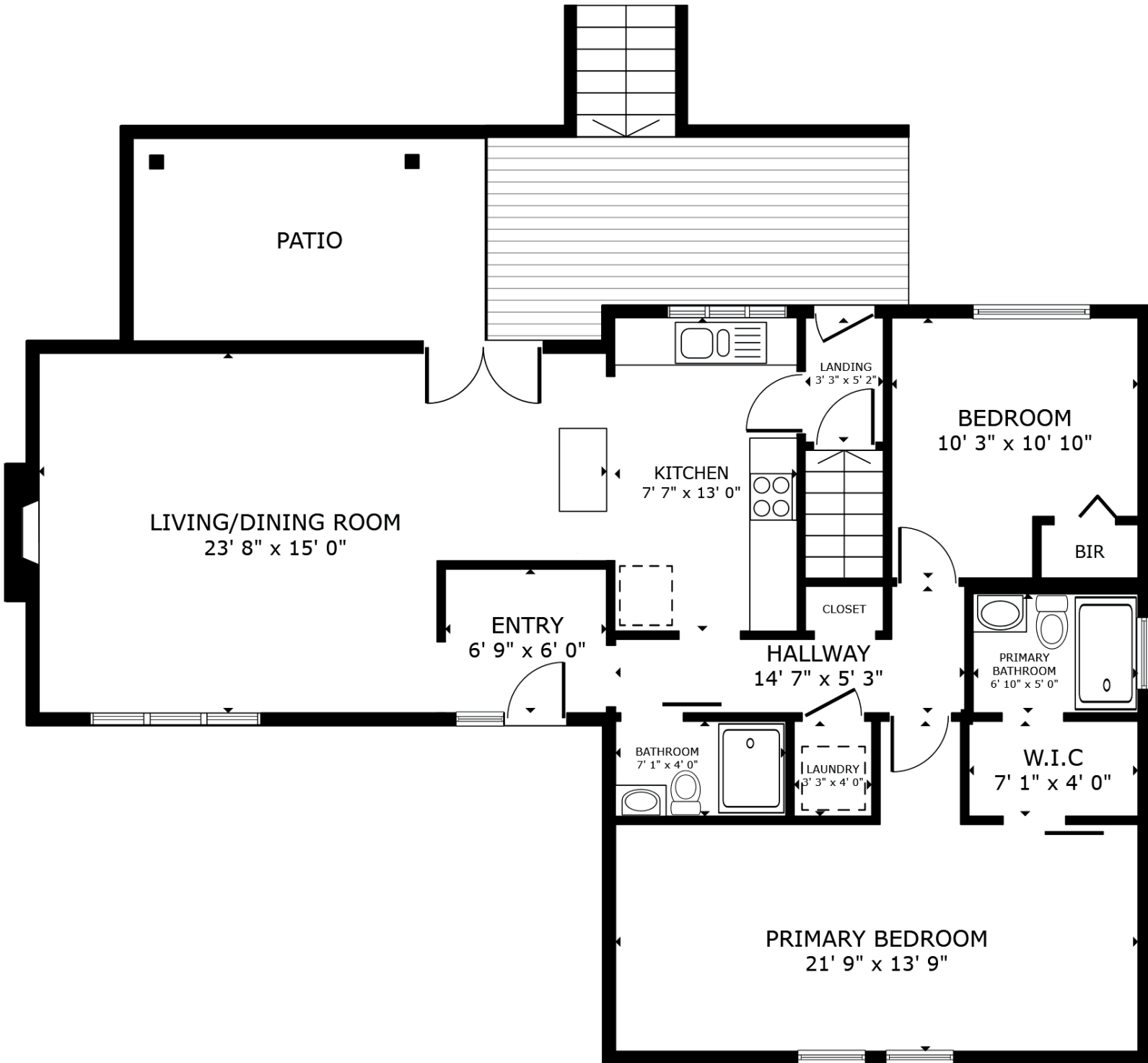
Ideal location in a friendly neighbourhood: Our house is situated at the end of a court in a charming neighbourhood, providing a peaceful and safe environment. The convenience of easy access to various destinations adds to the appeal of this location.

Welcoming and supportive neighbours: We are fortunate to have kind and helpful neighbours who contribute to a warm and supportive community atmosphere. Since moving here, we have truly felt a sense of belonging and connection.

Spacious and private backyard: One of the standout features of our house is the large backyard, which offers ample space for outdoor activities and relaxation. The presence of a beautiful ancient oak tree provides natural shade, making it an ideal spot to enjoy during the summer months.



Main Level



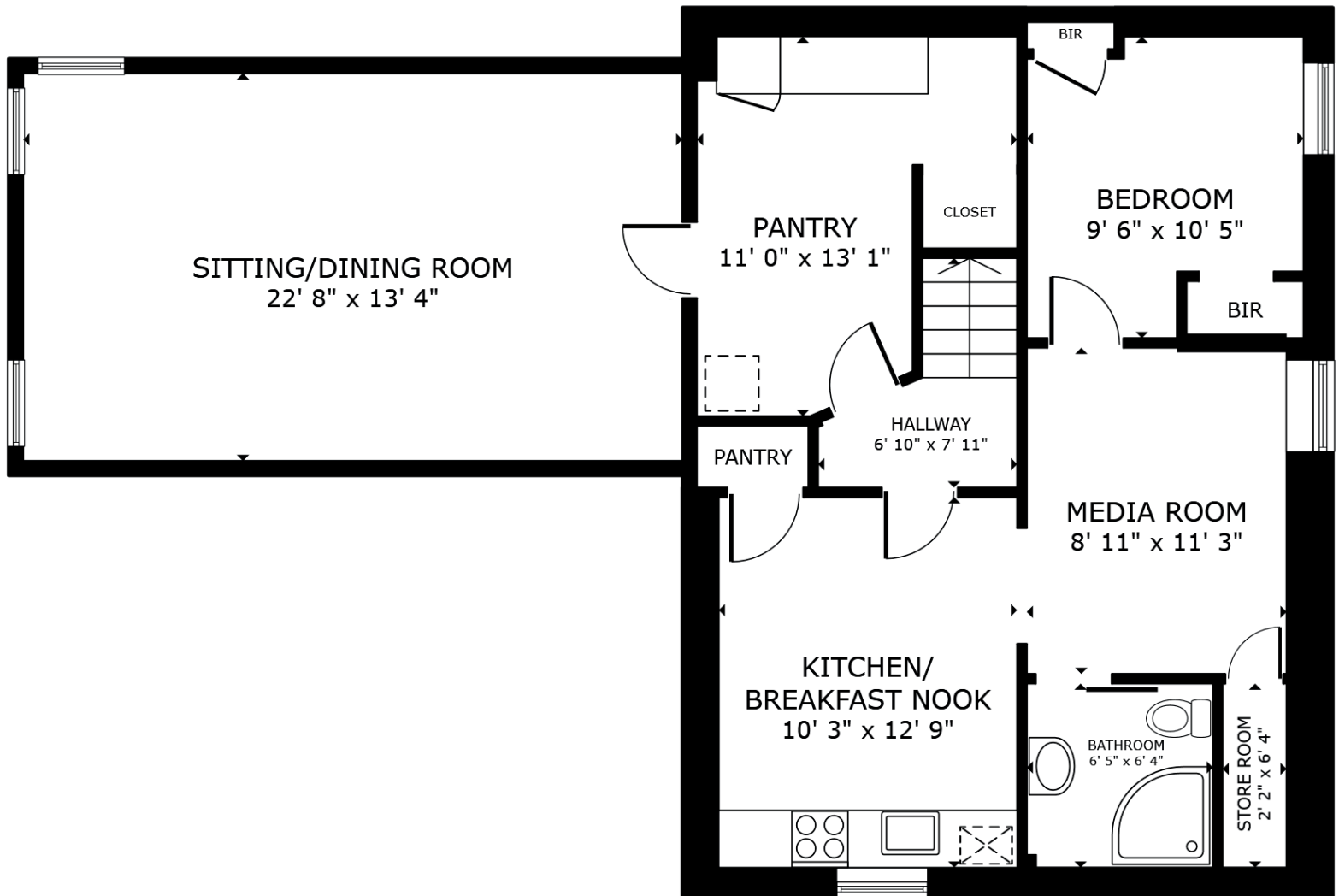
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GROSS INTERNAL AREA
FLOOR 1 893 sq.ft. FLOOR 2 1,027 sq.ft.
EXCLUDED AREAS : PATIO 124 sq.ft.
TOTAL : 1,920 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Lower Level



Approximate Monthly NB Power Cost: \$180
Property Taxes for 2023: \$3928.69



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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