



49 HOLLYNORTH STREET



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

PROPERTY OVERVIEW

Welcome to this charming split-entry home in a desirable neighbourhood. This well-maintained property offers a distinctive design that maximizes both functionality and style. With its split-level layout, you'll find ample space for comfortable living and entertaining.

As you enter, you're greeted by a spacious and inviting living room, flooded with natural light from large front-facing windows. The open-concept design flows seamlessly into the dining area, making it easy to host gatherings or enjoy family meals. The kitchen is efficiently designed, with ample cabinet space and a convenient breakfast bar. Hardwood flooring leads you down the hallway where you will find three generously sized bedrooms, each with its own closet, ensuring privacy and comfort for all family members or guests. A full bathroom with a double vanity, stand-up shower, and corner jet tub finishes this level.

Descend the stairs to the lower level, where you'll find a spacious family room highlighted by a propane fireplace and stylish plank ceiling. This versatile space is ideal for a home theatre, game room, or office. A second bathroom and laundry area are also conveniently located on this level. You will also find access to the double attached garage with a large storage area and walkout to the back yard.

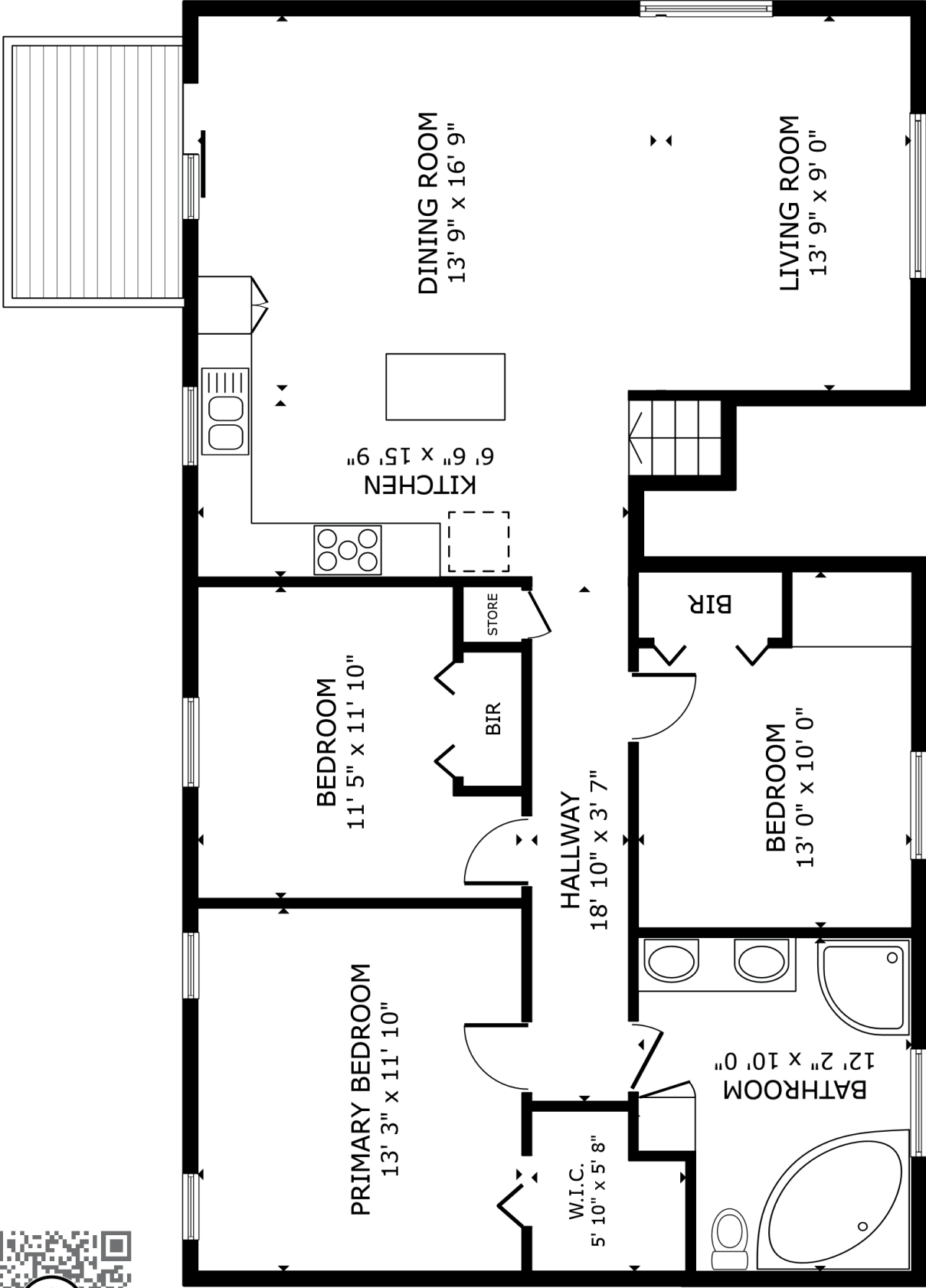


UPDATES & FEATURES

- ✓ Located in a highly desirable family area
- ✓ Efficient ductless heat pump system
- ✓ Stylish kitchen with large island
- ✓ Deck and separate ground-level patio
- ✓ Double detached garage
- ✓ Hardwood flooring in main area
- ✓ Vaulted ceilings in living room
- ✓ Possible fourth bedroom on lower level

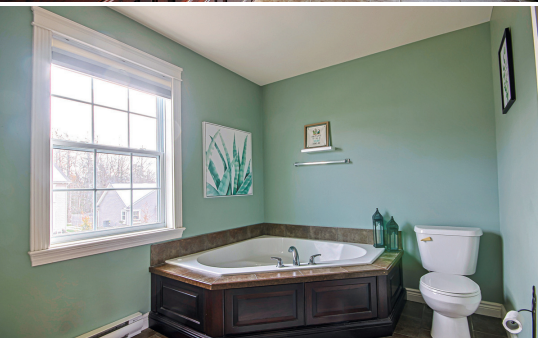


Main Level

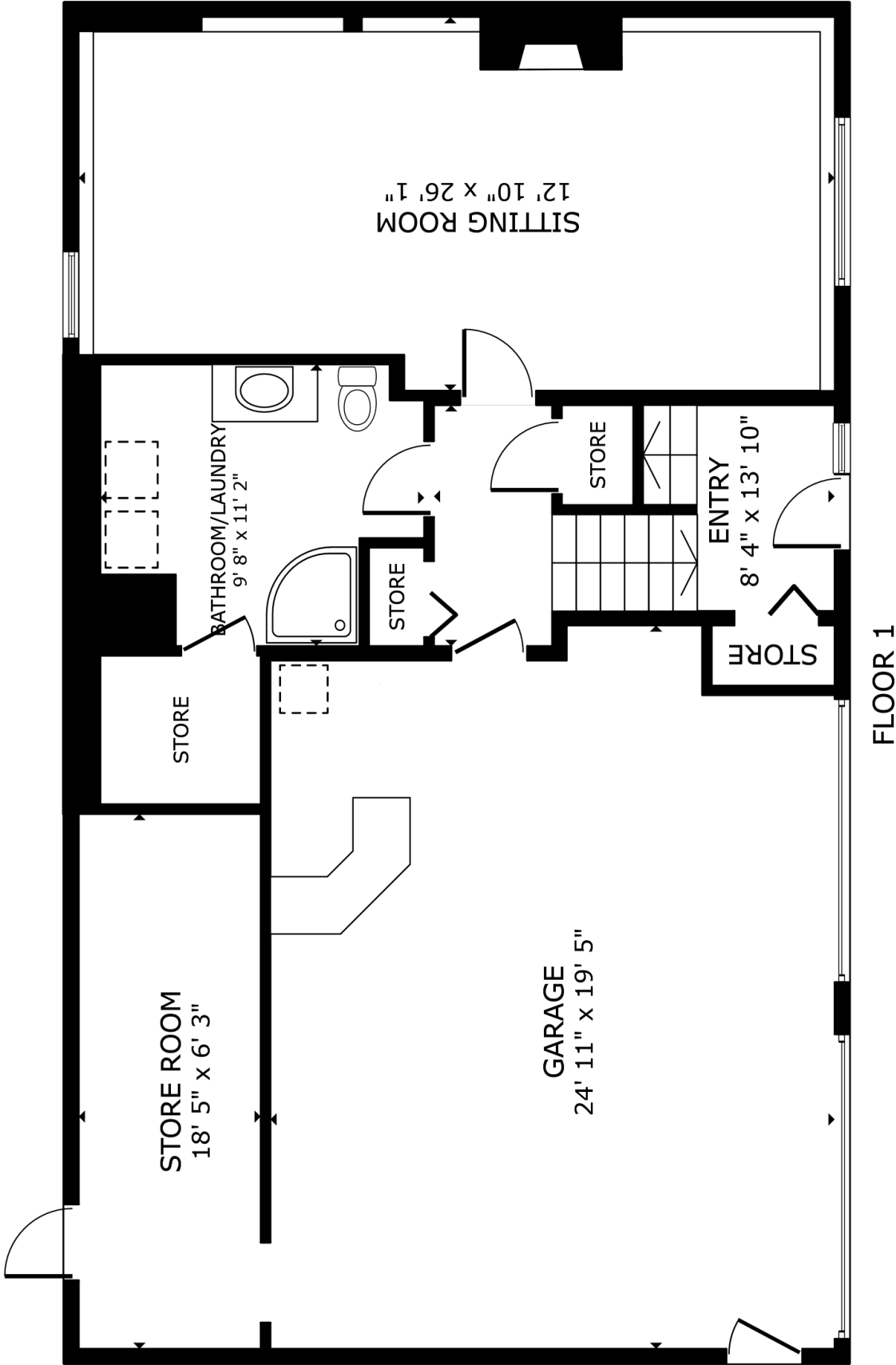


FLOOR 2





Lower Level



FLOOR 1

Property Taxes for 2023: \$4342.88



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