



# 514 SEWELL STREET

MLS® #: NB100789



# WELCOME

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## T O Y O U R N E W H O M E

Welcome to this beautiful split-entry home located in a serene and family-friendly neighbourhood in Devon. This well-maintained property offers a perfect blend of comfort, functionality, and style, making it an ideal choice for families and first-time homebuyers alike.

The open-concept main floor features a bright, airy living room with hardwood flooring and large windows allowing natural light to flood in. The adjacent dining area is spacious and perfect for family gatherings or entertaining guests. The fully equipped kitchen offers an abundance of cupboard and counter space along with a large center island that is convenient for casual dining. Down the hall, you will find the main level bathroom and two nice-sized bedrooms with the primary having a walk-in closet and convenient half bath ensuite.

The lower level is fully finished offering additional living space, including a spacious family room. You will also find a 3rd bedroom, 2 full bathrooms, a storage room, a laundry/utility room, and a den/office with access to the attached garage.

Enjoy the private backyard surrounded by mature trees which is great for relaxing or entertaining. The home is complete with a fully ducted forced air heat pump. Conveniently located near schools, parks, trails, and local amenities this home is a must-see.





## PEAK EFFICIENCY

Move-in and enjoy this large family home with a top-of-the-line fully ducted heat pump system for energy saving heating and cooling and added insulation throughout.



## ROOM TO ENTERTAIN

The main living area is perfectly designed for company or a quiet evening with family; the updated kitchen has an island with a dedicated dining space and easy access to the recently replaced deck for a BBQ.

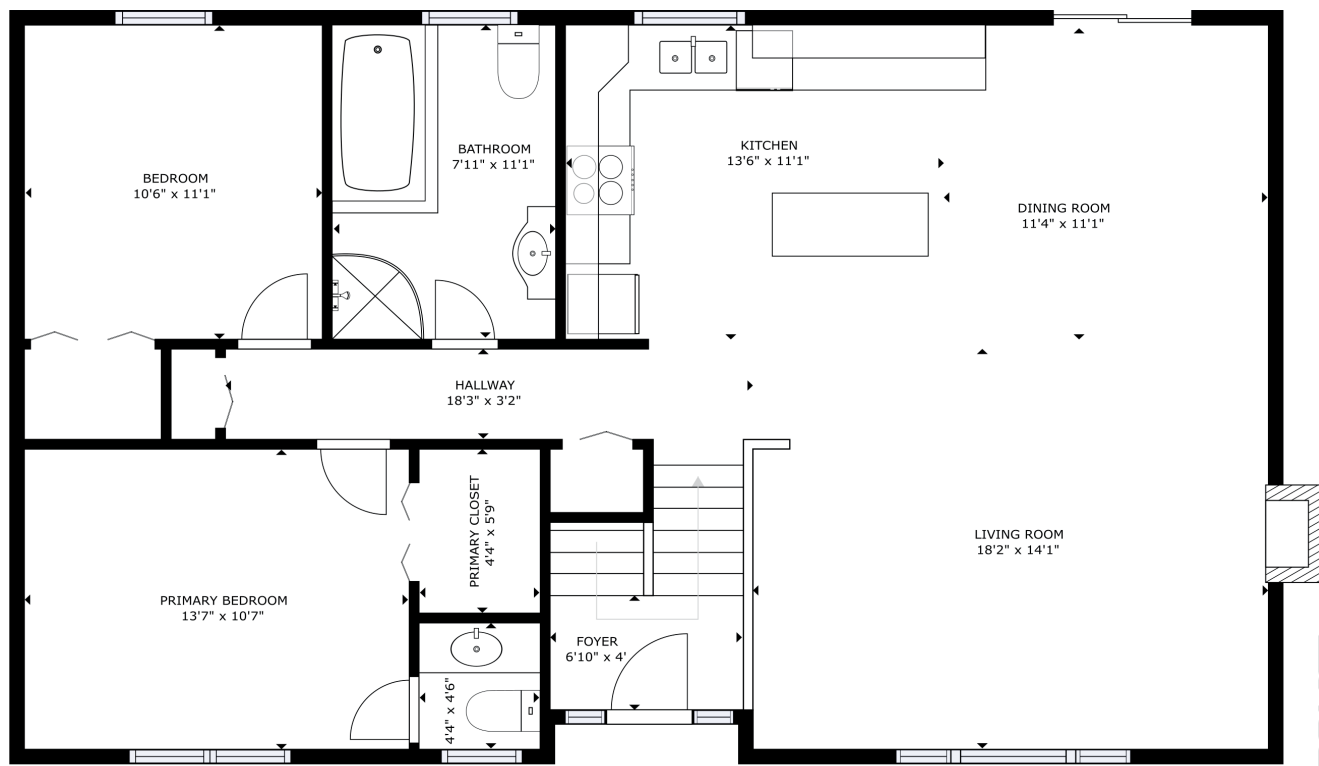
## TWO-LEVEL LIVING

Additional living space on the lower level is perfect for a large family with finished rooms to meet your specific needs; including a third updated full bathroom with a new shower and flooring.



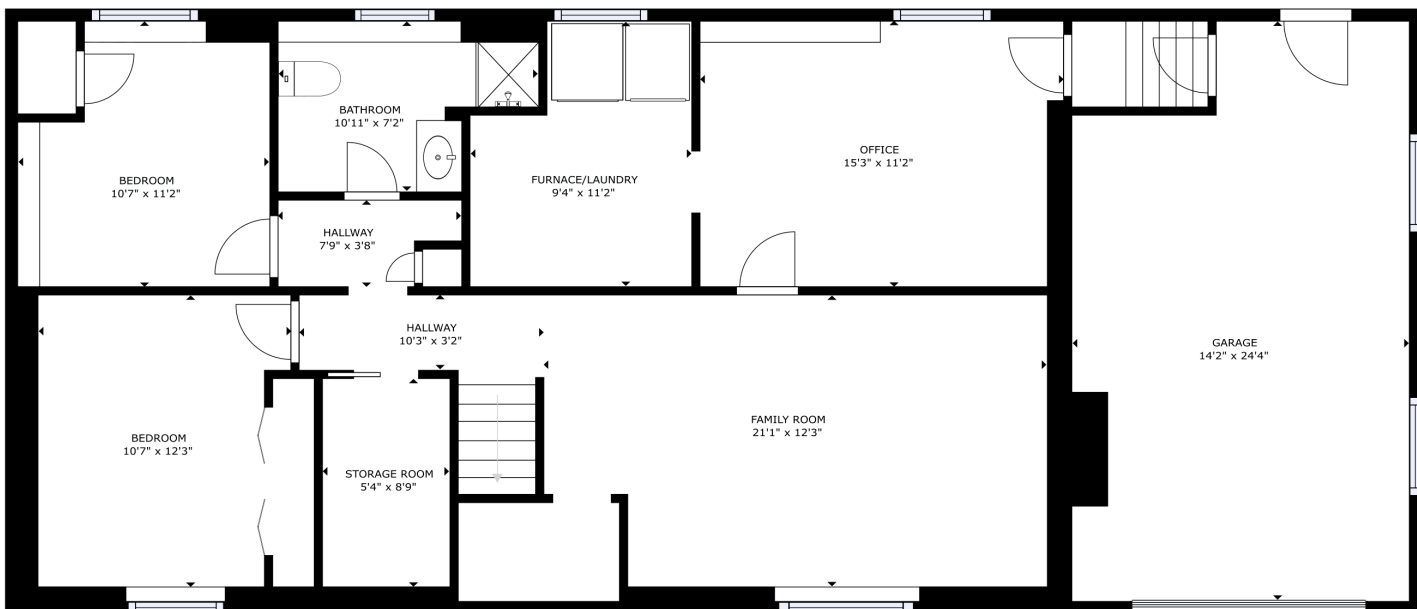
## PERFECT LOCATION

Located on a quiet street in Devon, this home is steps away from a public park/playground and has its own large, private backyard for those hot summer days!



Main Level





Lower Level





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