



# 366 KIMBLE DRIVE

MLS® #: NB101892



# WELCOME

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

This delightful split-entry home at 366 Kimble Drive boasts 4 bedrooms and 3 bathrooms, offering ample space and comfort for your family. Step into a spacious and inviting open-concept living space that seamlessly combines the living room, dining area, and kitchen, creating a perfect environment for both daily living and entertaining.

The expansive living room area features large windows that flood the space with natural light and a cozy propane fireplace. The dining area flows naturally from the living room, offering plenty of space for a large dining table where family and friends can gather for meals and celebrations. The kitchen is designed for functionality and provides ample storage and prep space, ensuring everything you need is within reach.

Hardwood flooring continues down the hall where you will find the main bathroom with a skylight and three bedrooms. The primary offers a large walk-in closet and full ensuite with a double vanity and corner jet tub. The lower level is finished with a 4th bedroom, rec room, 3rd bathroom/laundry area, and access to the attached garage. Additional features are 3 ductless split heat pumps, a cathedral ceiling, a double-paved driveway, and a storage area underneath the back deck.

A major highlight of the home is the private backyard that backs onto a rock wall, decorated by lush greenery, shrubs, and mature trees, creating a tranquil ambiance. Ideal for hosting gatherings, complete with ample space for outdoor furniture, dining sets, and a barbecue grill.





## MODERN LAYOUT

This split-entry home features an open concept main living area with a kitchen, living room, and dining room space with hardwood and tile flooring, vaulted ceilings, and 3 heat pumps.



## ROOM FOR ALL

This 1800 square foot home is perfect for any size family. Three bedrooms on the main level and another downstairs. Three full bathrooms include a luxurious ensuite in the primary bedroom. Two propane fireplaces keep you warm.

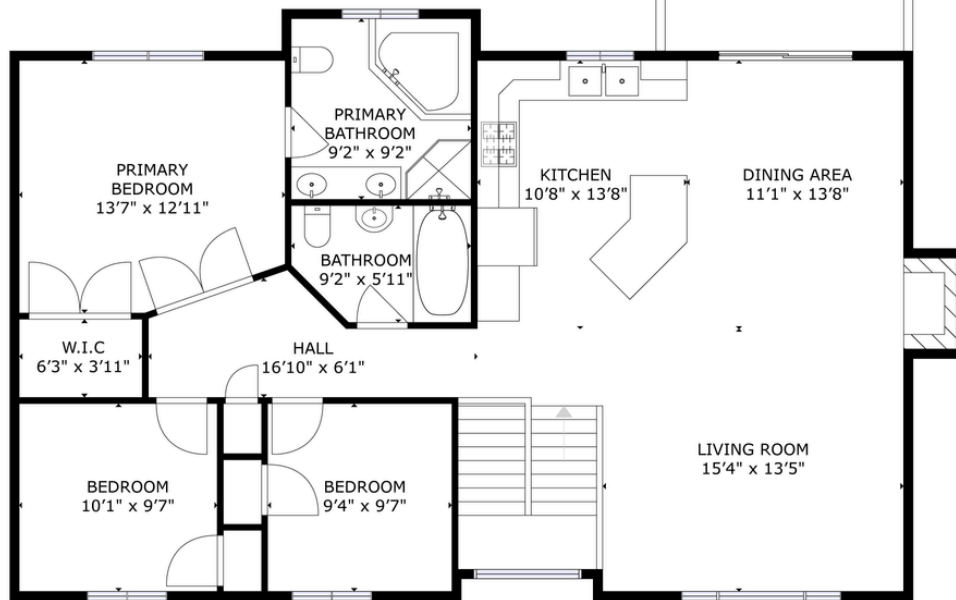
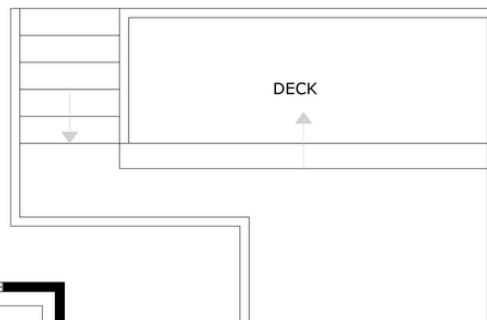
## NATURE ABOUND

The exterior is impressive; surrounded by mature trees with a gorgeous new deck (2020) overlooking the freshly sodded yard (2021). Roof shingles were replaced along with a new skylight in 2021 with added attic insulation in 2023.



## PERFECT LOCATION

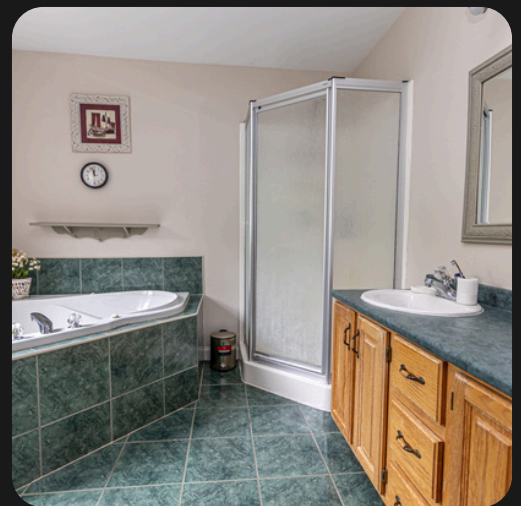
Located in the sought-after neighbourhood of Southwood Park, this home is minutes from schools, parks, ballfields, grocery stores, restaurants, and the Princess Margaret Bridge

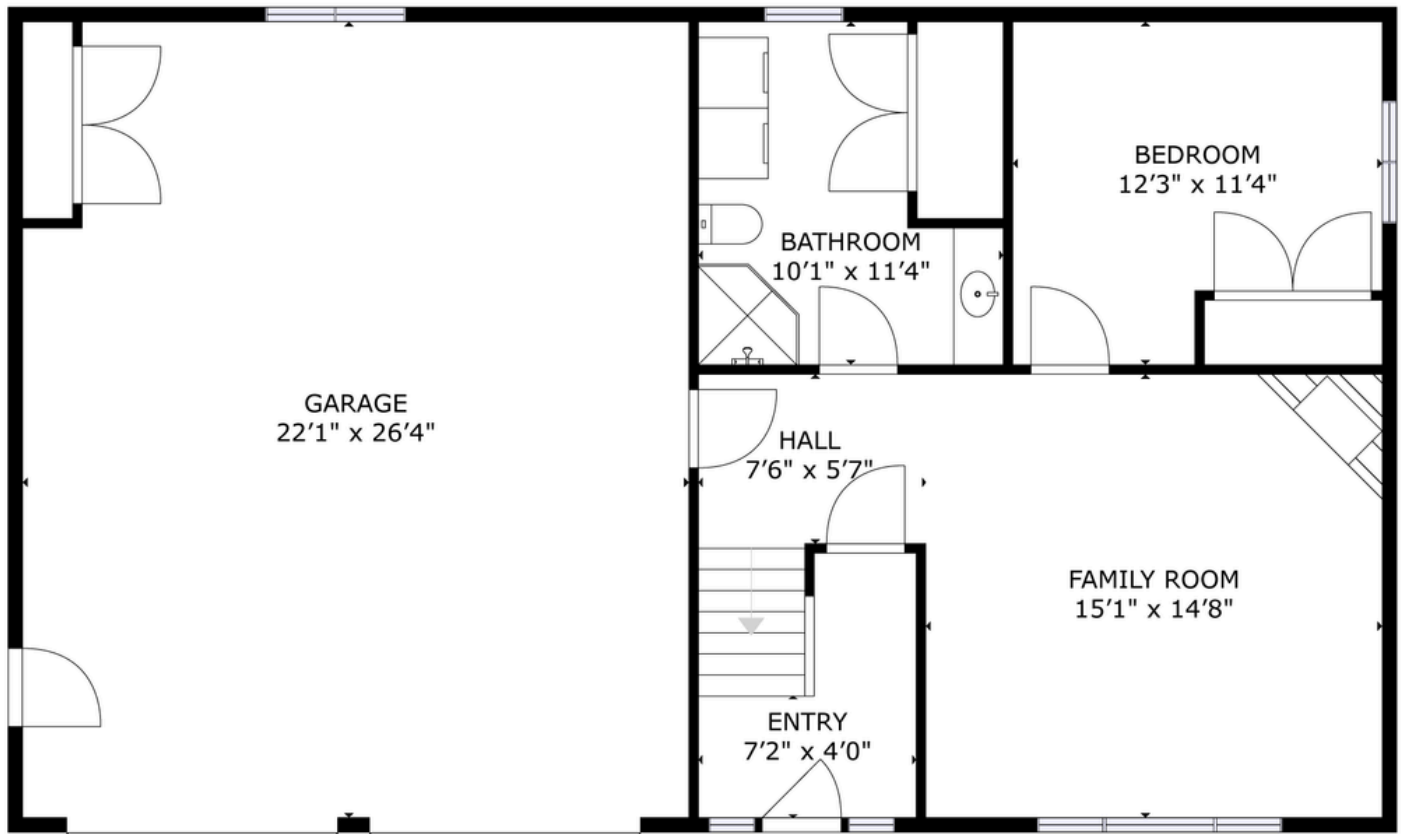


Main Level

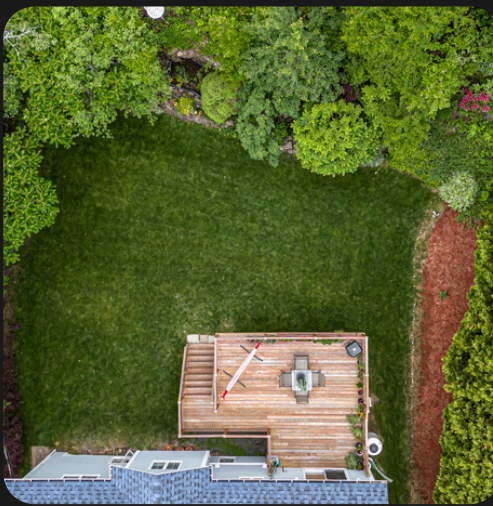
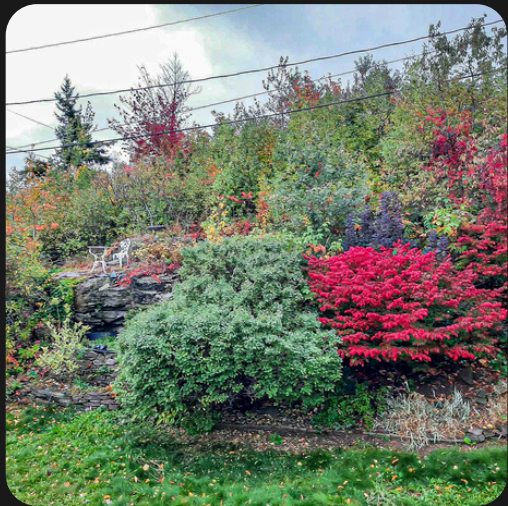
GROSS INTERNAL AREA  
 FLOOR 1: 602 sq.ft, FLOOR 2: 1259 sq.ft  
 EXCLUDED AREAS: GARAGE: 581 sq.ft  
 TOTAL: 1861 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Lower Level





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