



Status: Active List Price: \$ 448,888
 Lease Rate:
 35 DONALD BELL Drive
 Binbrook LOR 1C0
 Prop Type: Residential
 Type/Style: Townhouse Row Unit - 2 Storey # of Rooms:
 District: Glanbrook - Glanbrook - Binbrook Municipal (532) # of Bedrooms: 3 + 0
 Near: Zoning:
 Legal: PT OF BLOCK 120, PLAN 62M1062, PARTS 5&6, Baths 2-piece: 1
 PLAN 62R17811 Baths 3-piece: 0
 Sale/Lease: For Sale Only Tx Appl: Baths 4-piece: 1
 Age: 6-10 Years Comm Date: 07/25/17 Baths 5/6 piece: 0
 Side of Road: North Sale: #FBths/#HBths: 1/ 1
 Possession: AUG 15/TBA DOM: Sq Ft: 1523 +/-

Rooms and Their Sizes

Foyer	[1]	Master Bedroom	[2]	20.0 x 12.0	Storage	[B1]
Dining Room	[1]	Bedroom	[2]	8.6 x 12.2	Other	[B1]
Kitchen	[1]	Bedroom	[1]	11.1 x 10.9		
Living Rm w/Frpl	[1]	Laundry	[2]	8.6 x 5.2		
2 Pc Bthrm	[1]	4 Pc Bthrm	[2]	8.6 x 7.8		

Property Details

UFFI:	No	Lot Size:	23' x 155' [Imperial]	Frontage:	23.00
Taxes:	\$ 3,102 / 2017	Property Size:	.5 or Less	Location:	URBAN
Type of Ownership:	Freehold	Basement:	Full	Heating:	Forced Air
Occupant:	Owner	Basement Dev:	Unfinished	Central Air:	Yes
Parking:	Attached Garage, Front Drive, Inside Entry			Fuel:	Gas (Natural)
Rental Eqmt:	Water Heater			Water Supply:	Municipal
Exterior/Const:	Brick, Metal Vinyl Siding			Water Meter:	Yes
Topography:				Sewer Type:	Sewer Connected
Restrictions:				Waterfront:	Pool: N
Foundation:				Fireplaces:	1 - GAS
Elementary Sch:	Secondary Sch:			Survey Avail:	Amps:
Condo Fee Incl:					
Condo Fee:	Condo Corp#:	Mobile Home Info:			
Features:	Automatic Garage Dr, Bedroom Level Laundry, Deck, Ensuite Privilege, Kitchen Island, Roughed-In Central Vac, Walk-In Closet				

Directions:

Inclusions: Fridge / Stove / Dishwasher / Built-in Microwave / Washer & Dryer with Pedestals / all ELFs / Window Coverings / backyard Shed / all "as is"

Exclusions: Bamboo Window Blinds in Master Bedroom

Listing Brokerage City Brokerage

Internet Comments

This beautiful freehold Losani townhome is located in a friendly neighbourhood in the growing community of Binbrook, making it a great place to call home. The large master bedroom benefits from a walk-in closet and ensuite privilege. Other features include a gas fireplace with marble facing, kitchen island with breakfast bar, hardwood stairs, the handy bedroom level laundry, and all appliances included for your convenience. The property has a larger lot for the subdivision, both wider and deeper than typical. You'll find lots of space in the yard to play or garden, with the extra deep lot (155'), large cedar deck and a 11 x 11 Mennonite-built shed. The extra width means more space in the home itself and the convenience of backyard access through the garage means no tracking tools and toys through the house. There is also lots of room and a blank slate to expand in the basement to suit your needs, or as your family grows with a roughed in washroom. Offers welcome any time. All room sizes approximate, square footage as per MPAC records.

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