

Welcome to...

1402 Cedarglen Court



Fabulous Townhouse With Over 3000 Square Feet Of Recently Renovated Living Space! 400 Square Feet, Double Garage With Built-In Storage! 4 New Bathrooms With Granite Counter Tops!(07) Professionally Finished Basement(07)! 2 Fireplaces! Walk-In From Garage! Main Floor Family Room Over Looking Private Yard With Mature Landscaping! Large Eat-In Kitchen With Walk-Out To Deck! Too Many Upgrades And Features To Mention!

For more information on this
property please visit:
www.1402cedarglen.com

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Main Level

Kitchen:	4.85 x 3.17m	Eat-in kitchen, walk-out to deck, south view
Family Room:	5.82 x 3.05m	Laminate floor, large window, south view
Dining Room:	4.27 x 3.35m	Laminate floor, fireplace

Second Level

Master Bedroom:	4.60 x 4.60m	Walk-in closet, ensuite bath, closet organizers
2 nd Bedroom:	5.00 x 2.96m	Large closet, broadloom
3 rd Bedroom:	3.96 x 3.35m	Large closet, broadloom

Basement

Recreation Room:	6.71 x 3.05m	Built-in shelves, fireplace
Utility:	3.66 x 2.29m	
Cold/Cantina:	1.83 x 1.83m	

Extras: built-in cabinets in basement including t.v., washer, dryer, stove, dishwasher, all electric light fixtures and window coverings, 2 fireplace, garage door opener with remote.

Exclusions: main floor t.v. and bracket.

Lot Size: 26.57 x 123.62 (Feet)

Legal Description: Plan M499 Pt Blk 3 Rp20R8834 Pts 22 23

Taxes: \$2,603.82 (2008)

Possession: To Be Arranged

Heating: Gas Forced Air, Central Air Conditioning

Parking: Private Double Drive, Built-In 2 Car Garage

Offered @ \$384,900

Extras & Inclusions

Basement:

Professionally Finished Basement (07)
New 4 Piece Bathroom with Ceramic Tile (07)
Gas Fireplace (07)
Built-in Custom Cabinets including TV (07)
4th Bedroom/Nanny Suite
High End Berber Carpet (07)
Office Area
Cold Cellar with abundant storage

Main Floor:

Entrance to house from the double garage
Beautiful new front door (07)
Wood burning Fireplace in the Dining Room
Renovated 2 Piece Bathroom with granite counter top (08)
Large Updated Eat-in Kitchen with Walk-Out to Deck
Many new windows throughout
Large Main Floor laundry
Large Family Room overlooking private yard
Ceramic tile in entry and kitchen

Second Floor:

Large Master Bedroom (15ft x 15ft) with renovated en-suite bathroom featuring travertine stone floors, granite counter top (08)
Large Walk-in His and Hers Closet with custom Closet organizers
2nd Bedroom (13ft x 11ft) with large Closet
3rd Bedroom (16'4ft x 9'7) with large closet
Renovated 4 piece bathroom with travertine stone floors (08) and granite counter-top
New Broadloom Throughout

Of Special Note:

New Roof (06)
Wide Link Townhouse (attached only on one side)
Over 3,000 square feet of finished living space
Large Principal Rooms
3+1 Bedrooms
Renovated and freshly painted throughout in 2007/2008
Large Double Car Garage with maintenance-free aluminum door (2003) and garage door opener
4 Extra Drive-way Parking Spots
Cold Cellar
Abundance of Closets and Storage
Inclusion of Built-in Cabinets and Television
Professionally Landscaped with Mature Trees and Gardens.
Quiet, child friendly Court.
Includes all Custom Window Coverings and Light Fixtures
Large Double Car Garage, over 400 Square feet with built in storage
Maintenance-free aluminum door (2003) and garage door opener