

Welcome to

# 1 Tranquil Drive



This Extensively Updated Family Home Boasts Gleaming Hardwood Floors, Newly Renovated Bathroom, Double Garage, 2 Fireplaces and is located in Excellent school districts.



For More Information  
Please Visit:  
[www.1tranquil.com](http://www.1tranquil.com)

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**[www.remaxwest.com](http://www.remaxwest.com)**



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## Main Level

Kitchen:	4.60 x 3.08	Ceramic floor
Living Room:	6.22 x 4.15	Hardwood floor
Dining Room:	3.08 x 3.11	Hardwood floor

## Upper Level

Master Bedroom:	4.45 x 3.08	Hardwood floor
Second Bedroom:	3.96 x 2.74	Hardwood floor
Third Bedroom:	3.08 x 2.78	Hardwood floor

## Upper Level

Family Room:	5.82 x 3.66	Laminate floor
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Inclusions: washer, gas dryer, fridge, stove, dishwasher, playstructure, gasline BBQ, all electric light fixtures, window coverings, 2 remotes for garage.

Exclusions: microwave, canopy in backyard, sconces in living room, wall lights in second bedroom.

Lot Size: 45 x 123 (feet)

Taxes: \$3,300 (2007)

Possession: September 30<sup>th</sup>/To Be Arranged

Heating: Radiant, Gas, Central Air Conditioning

Parking: Private Double Drive

Offered At **\$439,900**

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## Extras and Inclusions

- ▶ Newly renovated bathroom (07)
- ▶ New fence (06)
- ▶ Newly refinished hardwood floors
- ▶ Large principle rooms
- ▶ New laundry room with new washer and gas dryer (07)
- ▶ Gas line to BBQ
- ▶ Newer windows throughout
- ▶ Large heated double garage
- ▶ Oversized driveway
- ▶ New flooring in the basement
- ▶ Nicely landscaped private yard includes play structure
- ▶ Roof replaced in 2001
- ▶ Excellent school district for both Catholic and Public
- ▶ Includes all window treatments
- ▶ Furnace replaced in 2000
- ▶ Plenty of storage featured through-out the house