



## 244 eye bright crescent

RIVERSIDE SOUTH • 3 BEDS • 3 BATHS

Come home to the perfect location for a growing family. This Bancroft model offers over 1800 square feet of living space. Lovingly maintained by original owners, this home offers a great view of the sunrise and chic finishings throughout.

let's talk • [613-369-8314](tel:613-369-8314) • [info@rachelhammer.com](mailto:info@rachelhammer.com)



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One of the most functional layouts, this home has it all. Hardwood extends throughout the open concept living area. The updated kitchen boasts shining black granite counter-tops, white shaker cabinetry, classic subway tile backsplash, stainless steel appliances, pots and pans drawers, and a handy walk-in pantry. Seat three at the raised kitchen bar, or watch the sunrise in the casual eating area.

Master suite includes a bonus loft space overlooking the main floor, large walk in closet and ensuite complete with luxurious soaker tub and separate shower. Warm up to the cozy fireplace in the family room on the lower level. Includes a finished exercise room, laundry area, and home office. The backyard is private with no rear neighbours, and fully fenced.

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Foyer	Main	7'3" x 3'7"
Kitchen	Main	11' x 8'6"
Eating Area	Main	9'9" x 8'6"
Dining Room	Main	10'10" x 10'4"
Living Room	Main	13'5" x 10'6"
Partial Bath	Main	4'8" x 4'4"
Master Bedroom	Second	16'5" x 10'10"
4-Piece Ensuite	Second	11'2" x 4'11"
Sitting Area	Second	7'9" x 5'3"
Walk-in Closet	Second	4'6" x 4'4"
Bedroom	Second	11'10" x 10'
Bedroom	Second	9'8" x 8'9"
Family Room	Lower	17'11" x 11'11"
Den/Office	Lower	7'9" x 5'3"
Gym	Lower	18' x 11'
Taxes		\$3,705 / 2019

## Includes

Refrigerator, Stove, Cooktop, Dishwasher, Hood Fan, Microwave, Washer, Dryer, Light Fixtures, Automatic Garage Door Opener, Master Window Blinds, Tire Rack, Bike Lifts.

## Features

- Fully finished basement with gas fireplace, exercise room, home office and laundry area.
- Newly shingled roof (2018) and brand-new dishwasher and stove (June 2020).
- Fenced backyard with no rear neighbours, and a gas BBQ connection.
- Rough-in for central vacuum. All carpets have been professionally cleaned (June 2020).

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REAL ESTATE TEAM



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