



116 Percy Lane, Stouffville

Location: Stouffville

Price: \$799,000.00

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Updated naturally bright family home on mature street in the heart of Stouffville. 4 bedroom home with deluxe bathrooms and renovated eat-in kitchen. Private deck and yard! Master suite with walk-in closet, 5 piece en suite bathroom with marble floors, glass shower, double vanities, soaker tub. Main floor is finished with hardwood and stone floors. Family room with fireplace, west views, maple hardwood floors. Eat-in kitchen with granite counters, professional grade appliances and walk-out to deck and yard. 2 car garage.

Foyer

- California slate floor
- 2 piece powder room
- Closet and built-in shelves

Presented by

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Bathrooms : 3

Bedrooms : 4

Main floor Laundry Room

- California slate floor
- Access to garage and yard
- Laundry sink, washer dryer

Family Room 5.53 x 3.64 m

The large family room has been renovated with a fireplace, maple hardwood floors and pot lights.

Kitchen and Breakfast Room 4.92 x 3.64 m

The eat-in kitchen is upgraded with granite counters, glass tiled back-splash and professional grade appliances including 4-burner Viking gas stove and new stainless steel refrigerator/freezer by Frigidaire Professional (2016). The kitchen has a direct walk-out to the west facing deck and gazebo in the yard.

Dining Room 3.59 x 3.31 m

The large dining room is open to the living room and is well placed beside the kitchen. The dining room and living room have maple hardwood floors. California shutters.

Living Room 4.89 x 3.35 m

The living room is off the main foyer and has a large picture window with silk window coverings by Restoration Hardware. Bay window

Second Floor

On the second floor are 4 bedrooms and two 5-piece bathrooms. One of the bedrooms could easily become an office, if desired.

Master Suite 5.87 x 3.45 m

The large east facing master suite has a walk-in closet and newly renovated bathroom (2015). The 5 piece en suite features double vanity, marble floors, glass shower, and soaker tub.

Bedroom 2/Office

Bedroom 3

- Double closet
- Broadloom
- View over backyard
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Bedroom 4

- Double closet
- Broadloom
- Tons of natural light

Other Details:

- The home has been professionally decorated
- Bathrooms renovated in 2015
- Natural gas furnace replaced in 2013
- Updated entire main floor including kitchen (2007-2016)
- All windows replaced (Gentec windows in 2004, Omega Windows in 2011)
- New roof in 2005
- New driveway in 2006
- Landscaping completed in 2005

Inclusions:

- All appliances, all window coverings, water softener, 2 garage door openers and remotes.
- Hwt rental.
- All crown mouldings and baseboards were upgraded and are solid wood
- Central vacuum roughed in
- Natural gas heating.
- Central air conditioning.
- Unfinished lower level
- Survey available approx. 50 ft x 100 ft lot
- Taxes \$3,821.06 (2015)

