





THROUGHOUT HOUSE:


- Elevator to all Floors
- Hardwood Flooring Throughout Main Level
- Broadloom Carpet in Basement Installed in August 2022
- Gas BBQ Line in Back Yard
- Addition Completed in 2014 To Ensure House is Completely Wheelchair Accessible




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SPECIAL FEATURES

3 SUMNER HEIGHTS DRIVE

FOYER

- Single Door Entry
- Front Hall Closet (space for entryway bench/built in)
- Tile Flooring

LIVING AREA

- Large Window (West Facing)
- Hardwood Floors
- Wood Burning Fireplace
- Vaulted Ceilings
- Connects to Kitchen

KITCHEN

- Large Island (Quartz Countertop) With 2nd Sink
- Stainless Steel Appliances
- Pot Filler Above Range
- Ample Storage
- Renovated in 2014
- Sliding Door Access to Backyard Terrace
- Connects to Dining Area & Pantry

PRIMARY BEDROOM

- Single Door Entry
- Large Windows (East Facing)
- Walk-In Closet with Built-Ins & East Facing Window
- Direct Access to Backyard Terrace

ENSUITE (5 PIECE)

- Double Vanity Sink
- Walk in Shower
- Jacuzzi Bathtub
- Single Door Linen Closet



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POWDER ROOM


- Single Door Entry
- Front Hall Closet (space for entryway bench/built in)
- Tiled Flooring
- Renovated in 2014


BASEMENT


- 3 Bedrooms
- Ample Living & Storage Space
- Living Room Complete with Bar & Electric Fireplace
- Large Office Area with Built Ins
- Utility Room with Brand New Flooring (August 2022)
- Spacious Den Area with Wood Burning Fireplace
- 3 Piece Bathroom
- Laundry Area with LG Washer & Dryer & Double Sink




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