



## THROUGHOUT HOUSE:

- Hardwood Flooring
- LED Pot-lights
- High Efficiency Forced Air Gas (2020)
- Central Air Conditioning (2014)
- Second Floor Ductless AC (2000)
- Furnace (2020)
- Fully Waterproof Basement with Sump Pump
- NEW Asphalt Laminate Shingle (March 2023)
- Exterior Camera System



📍 Royal LePage Signature Realty  
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# SPECIAL FEATURES

## 333 LAIRD DRIVE

### FOYER

- Single Door Entry
- Front Hall Closet (with double door entry)
- Tile Flooring

### LIVING AND DINING AREA

- West Facing Window
- Wood Burning Fireplace
- Moulded Ceilings
- Connects to Dining Area

### KITCHEN

- Eat-In Kitchen
- Stainless Steel Appliances (Including Double Stainless Steel Oven)
- Gas Stove Top
- Pot Filler
- Spacious Walk in Pantry (Ample Storage Space)
- Connects to Family Room

### FAMILY ROOM

- Open Concept Living and Kitchen Area
- Built-In Shelves and Media Unit
- Gas Fireplace
- 6 Floor-to-Ceiling Doors/Windows (Walk Out to Large Sundeck East Facing)

### PRIMARY BEDROOM

- Single Door Entry
- Spacious Walk-In Closet with Access to Ensuite
- Large Windows Overlooking Backyard (East Facing)

### ENSUITE PRIMARY BATHROOM (5 PC)


- Double Vanity Sink
- Soaking Bathtub
- Tile Flooring
- Glass Walk-In Shower with Rain Shower Option





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# SPECIAL FEATURES

## 333 LAIRD DRIVE

### THIRD & SECOND BEDROOMS

- Single Door Entry
- Double Door Closets
- Shared Jack & Jill 4-Piece Bathroom
  - Separate Enclosed Toilet for Privacy

### FOURTH BEDROOM

- Single Door Entry
- Double Door Closet
- 3-Piece Ensuite Bathroom

### UPSTAIRS LAUNDRY ROOM

- Whirlpool Appliances
- Ample Storage Space
- Separate Sink Area

### BASEMENT

- Separate Side Door Entrance
- Above Ground Windows
- Pot Lights
- Wall-to-Wall Built-In Media Unit & Cabinets/Shelves
- 4-Piece Bathroom
- 1 Bedroom
- Large Furnace & Storage/Utility Closet
- Fully Waterproofed with Sump Pump

### BACK YARD AREA

- Large Sun Deck (Composite Decking System)
- Gas Line BBQ
- Flagstone Patio
- Garden Shed

### OTHER

- Single Car Attached Garage
- 2 Car Driveway