



SPECIFICATIONS:

- 56.6 X 125 Foot Lot
- 3+ 1 Bedrooms
- 3 Bathrooms
- 2 Car garage parking
- 4 Car private driveway parking
- Fully fenced backyard

RECENT UPDATES:

- Custom Built-Ins in living room, bedroom, under basement stairs (2019)
- Basement Bathroom Reno (2020)
- Professional Landscaping (2021)
- Sprinkler System Installed (2019)
- Backyard Fence Redone (2019)
- Driveway retaining walls (2022) and resealed (2023)



📍 Royal LePage Signature Realty
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SPECIAL FEATURES

116 BOMBAY AVE

FOYER

- **Single Door Entry:** Welcome guests with an inviting single door entry and a convenient coat closet
- **Powder Room:** 2 piece bathroom right off the front foyer

OFFICE

- Large and open office space with lots of natural light

LIVING ROOM

- Hardwood floors
- Gas fireplace

FAMILY ROOM

- Custom built in cabinets and media unit (2019)
- Walkout to backyard deck

KITCHEN

- **Ample Storage:** Numerous cabinets provide generous storage, keeping your kitchen organized.
- **Center Island with Added Storage & Seating:** Making it a versatile space for dining and socializing.
- **Stainless Steel Appliances:** This kitchen blends modern functionality with sleek design. Features a wine fridge.
- Side entrance to backyard and easy access to garage

PRIMARY BEDROOM

- **Walk In Closet:** Ample storage space
- **Built-In Closets and Shelves:** Additional built-in closets and bookshelf
- **North Facing Window:** Brings in natural light, adding to the bedroom's serene and restful atmosphere.

UPSTAIRS BATHROOM

- **Fully-Equipped 4-Piece Suite:** Including a separate bathtub which is ideal for ease of bathing children, and separate shower.



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SECOND BEDROOM

- Separate space on lower landing, with single door closet
- South facing window

THIRD BEDROOM

- Large bedroom, with single folding door closet and custom built in shelves (2019)

BASEMENT

- **Fully Finished:** Offering a polished and versatile living space, perfect for a variety of activities and needs.
- **Versatile Living/Recreation Area:** The basement features a spacious area for living, recreation, den, or playroom, complete with a fireplace and hardwood flooring for both style and functionality.
- **Ample Storage Space:** Extensive storage options throughout the basement ensure an organized and clutter-free space. Built-in shelving under the stairs added in 2019.
- **Laundry Area/Furnace Room:** A practical laundry area with storage space.
- **Flexible Bedroom Space:** Ideal for guests or as an office space
- **3-Piece Bathroom:** Renvated in 2020, the modern and spa-like bathroom features tile flooring and a walk-in shower.

EXTERIOR

- **Fully Fenced Backyard:** Enjoy privacy and security in a fully fenced backyard (updated in 2019). Beautiful green lawn and a large Magnolia tree. Professionally landscaped in 2021.
- Sprinkler system installed in 2019
- **Large Wooden Deck:** The beautifully designed, spacious deck is ideal for BBQs & gatherings, or simply enjoying peaceful meals outdoors.
- **Parking for 6 Cars Total:** 2 car garage and space for 4 cars on private driveway.
- Retaining wall beside driveway completed in 2022 and driveway resealed in 2023.