



AREA: Stoney Creek
TYPE: 2 Storey
AGE: 11 years
POSSESSION: December 12, 2018 (Flex)
TAXES: \$4,404.43 for 2017
HEAT/COOL/ELECTRICAL: Recently Serviced High Efficient Gas Furnace, Recently Serviced Central Air, 100 Amp Breaker Panel, Programmable Thermostat
BEDROOMS: 3
BATHROOMS: 3 Full Baths & 1 Half Bath
PARKING: Newer Asphalt Driveway + 2 Car, 2 Door Garage.
INCLUSIONS: Dishwasher, Dryer, Refrigerator, Stove, Washer, OTR Microwave, Beverage Fridge, Window Coverings including Roman Blinds, Speakers in Lower Level & Garage Door Opener.



1861 Father Dalton Avenue, ON

\$409,900 MLS: 158624

Stunning custom built in sought after Stoneycreek steps to public & high schools, parks, library & the "Y". Close to north end malls, entertainment, university & hospital! Approx 1.840 Sq. Ft. plus recreation room & bath in lower. Gorgeous Casey's kitchen (\$35,000) with granite counters, shaker cabinets, island, pot lights, flip up cupboards in bar area & more! Laminate, hardwood & ceramic floors. Formal dining or den with double doors, 2 gas fire place's. Oak staircase. Double doored master with walk-in & whirlpool ensuite. Crown moulding, 2 linen closets, built-in shelving & custom blinds. Lovely stamped concrete patio & walkways in fenced & professionally landscaped yard. 20' x 20' garage! Shingles 2018 with 50 year warranty. **It's a 10!**



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