

235 Sierra Nevada Close, SW



Richmond Hill



With gleaming hardwood floors, a vaulted ceiling and large bayed window overlooking the front porch this large dining room is a great space for hosting family & friends.



This vaulted great room is a comfortable space for curling up with a good book complete with a cozy gas fireplace. Open to the kitchen, it promises to be the social center of the home.

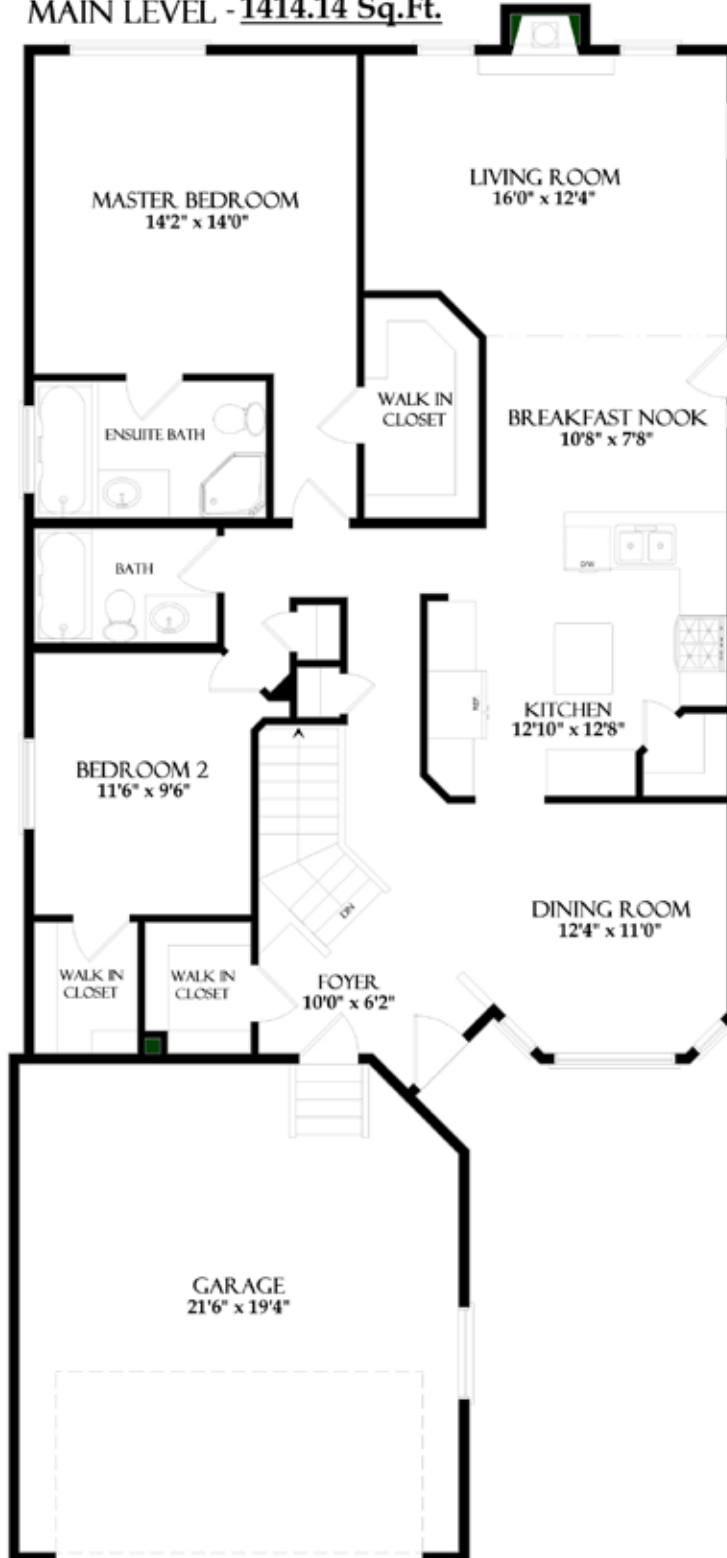


With rich cherry oak cabinetry, a gas stove, easy-care countertops and a soaring ceiling with skylight, this island-style kitchen has plenty of space for meal preparation!

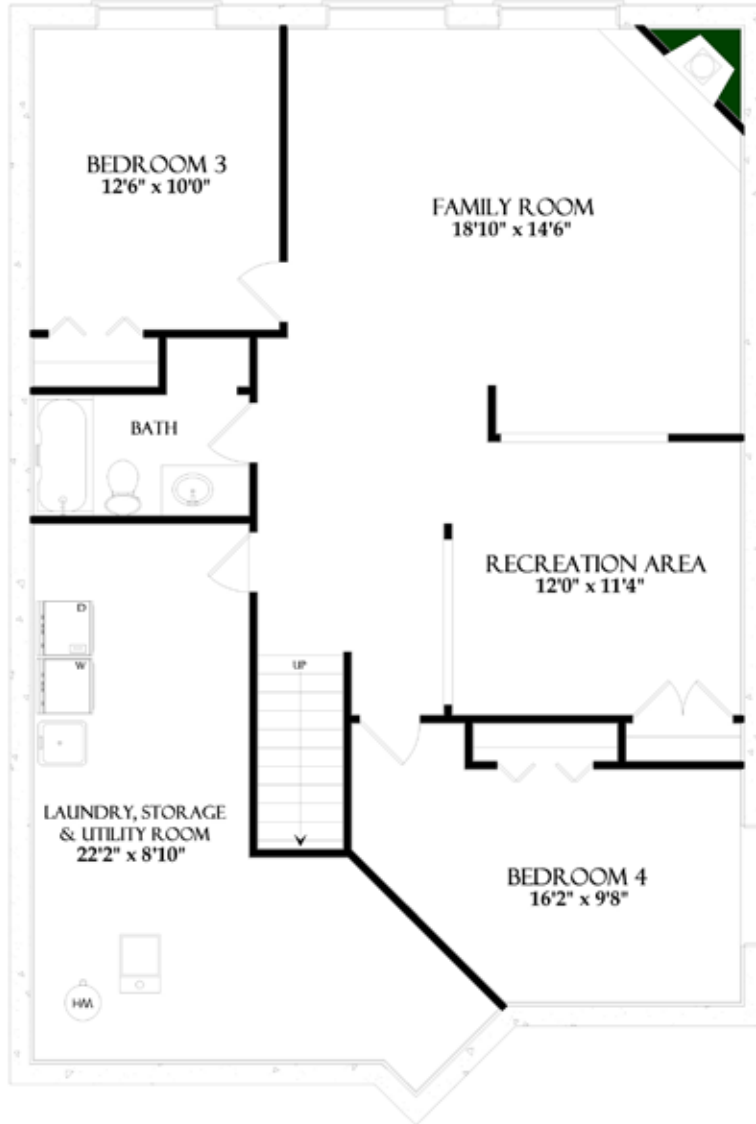


Enjoy sipping on your morning coffee, or casual dining in this bright and open breakfast nook.

TOTAL - 1414.14 Sq.Ft.
MAIN LEVEL - 1414.14 Sq.Ft.



BASEMENT - 962.10 Sq.Ft.





With a charming patio, this fully fenced South backyard has plenty of private space for outdoor dining, or for exercising your greenthumb.



District:	C057 - Richmond Hill		
Legal:	Plan 3410434 Block 26 Lot 58	Rooms:	5/2 + 2
Zoning:	R-C1	Taxes:	\$2634 (2010)
Occupancy:	Seller	Year Built:	1996

Style:	Bungalow	PRICE:	\$485,000
Lot:	43' x 115' (13m x 35m)	Downpayment:	\$485,000
Size:	1414 SqFt (131.37 m2)	Front Exposure:	North
(Lower):	962 SqFt (89.37 m2)	Landscaped:	Yes
Flooring:	Hardwood, carpet, lino	Fenced:	Yes
Heating:	Forced-Air (1)	Exterior:	Vinyl, brick
Fireplace:	Yes (2) gas-fuelled	Possession Date:	30 days/negotiable

Main Level:		Basement:	
Dining Room:	12'4" x 11'0"	Rec Room:	12'0" x 11'4"
Kitchen:	12'10" x 12'8"	Family Room:	18'10" x 14'6"
Breakfast Nook:	10'8" x 7'8"	Bedroom 3:	12'6" x 10'0"
Master Bedroom:	14'2" x 14'0"	Bedroom 4:	16'2" x 9'8"
Bedroom 2:	11'6" x 9'6"		
Bathrooms:	(3) 2 - 4 piece, 1 - 4 piece ensuite		
Basement:	Full: developed with rec room, family room, 2 bedrooms & full bath		
Parking:	Double attached garage with remote door access		

Included in Price:

White kitchen appliances to include: Kenmore gas range with self-cleaning oven, Kenmore hoodfan, Whirlpool SxS, microwave, Bosch dishwasher and garburator; also included are all window coverings, (1) garage door opener with (2) remotes, alarm system and the Frigidaire front-loading washer & dryer

Remarks:

Charming 2+2 bedroom bungalow located on a quiet no-thru road with a South backyard. Vaulted ceilings grace the main level which is host to a formal dining room with gleaming hardwood floors and bayed window overlooking the front porch, a wrap-around kitchen with rich cherry-stained cabinetry, skylight and adjoining breakfast nook and a spacious great room with gas fireplace overlooking the rear yard. Also on the main are 2 amply scaled bedrooms both with walk-in closets, including the large master suite with jet-tub ensuite. The basement has been beautifully developed to include a rec room, family room with corner gas fireplace and 2 more large bedrooms. The South backyard is host to a charming patio and mature trees that provide shade & privacy. All of this, walking distance to the shops & services in West Hills, close to parks & schools, an easy escape to the Rockies and a quick commute to the downtown core: welcome home!

"Information concerning these premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

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