

9033 Wentworth Avenue, SW



"Wentworth Point"



Enjoy entertaining family and friends in this dramatic great room where a cozy gas fireplace set amongst large windows and soaring ceiling take center stage! A well designed floorplan maximizes natural light and allows it to pass seamlessly from room to room while most major rooms enjoy views of the neighboring greenspace!





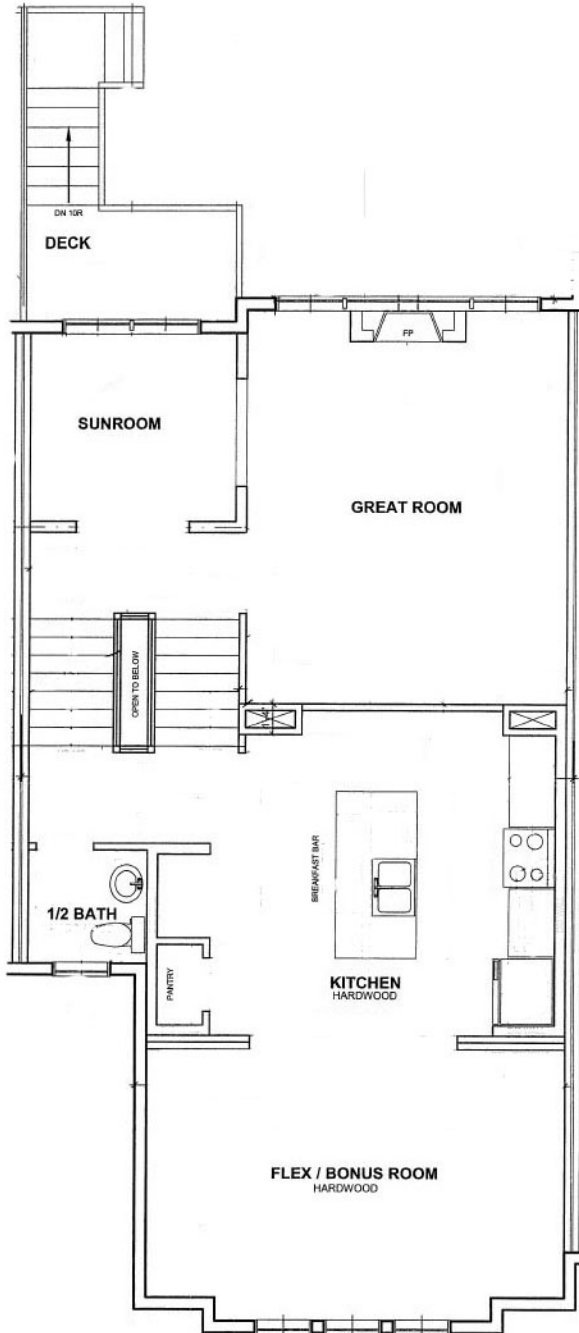
Enjoy preparing culinary delights in this practical and stylish island-style kitchen complete with premium stainless steel appliances (including a gas range), timeless cream cabinetry and easy-care tile backsplash. An arched doorway leads into a spacious dining area complete with gleaming hardwood floors and a sleek light fixture.



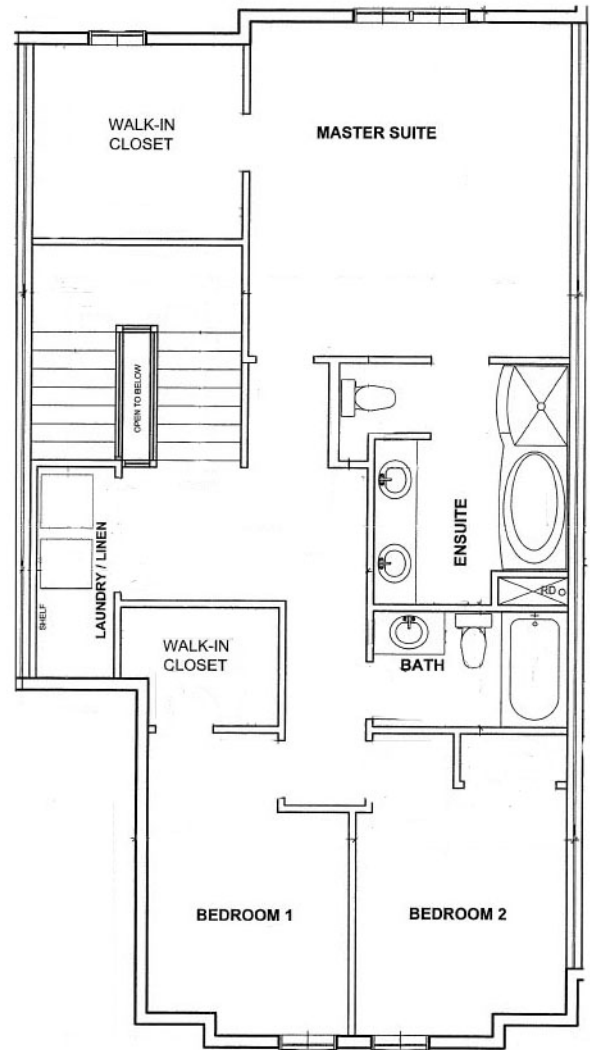


Retreat into this comfortable master suite after a long day and enjoy gazing to the adjoining greenspace: these windows boast fabulous California shutters! This bedroom also features a large walk-in closet and a spacious 5pc ensuite!





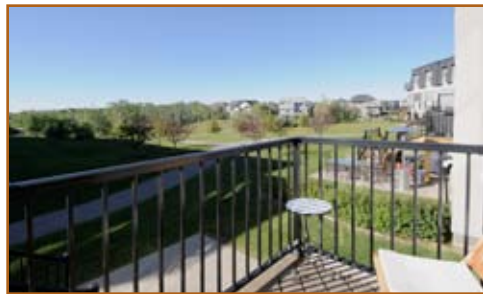
**MAIN FLOOR PLAN**  
MAIN FLOOR AREA = 987sq.ft.



**SECOND FLOOR PLAN**  
SECOND FLOOR AREA = 987sq.ft.



This fabulous home backs directly onto a greenspace complete with walking paths. Enjoy sitting on your own, private deck in the warmer months where you can enjoy the wonderful colors of spring and the lush greens of summer. Large windows frame greenspace views so that you can enjoy the tranquil sights of a natural ravine from most major rooms!



<b>District:</b>	C075 - West Springs		
<b>Legal:</b>	Plan 0713484 Unit 12	<b>Rooms:</b>	<b>4/3 with Den</b>
<b>Zoning:</b>	DC	<b>Taxes:</b>	\$3242 (2010)
<b>Occupancy:</b>	Seller	<b>Year Built:</b>	2007

<b>Style:</b>	Attached townhouse: 5 level split	<b>PRICE:</b>	<b>\$529,000</b>
<b>Exterior:</b>	Stucco, stone, wood	<b>Downpayment:</b>	<b>\$529,000</b>
<b>Front Exposure:</b>	North	<b>Condo Fee:</b>	\$280/month (tbv)
<b>Size:</b>	1910 SqFt (177.4 m2)		Insurance, reserve fund, exterior
<b>Flooring:</b>	Hardwood, tile, carpet	<b>Includes:</b>	maintenance, snow removal,
<b>Heating:</b>	Forced-Air (1)		management
<b>Fireplace:</b>	Yes (1) gas-fuelled	<b>Possession Date:</b>	10 days/negotiable

<b>Great Room:</b>	17'1" x 13'7"	<b>Master Bedroom:</b>	14'4" x 13'7"
<b>Kitchen:</b>	17'0" x 14'5"	<b>Bedroom 2:</b>	11'0" x 7'0"
<b>Dining Room:</b>	18'0" x 11'9"	<b>Bedroom 3:</b>	10'7" x 8'2"
<b>Den:</b>	8'7" x 8'2"		
<b>Bathrooms:</b>	(3) 1 - 2 piece, 1 - 4 piece, 1 - 5 piece ensuite		
<b>Basement:</b>	Full, undeveloped, partially dry walled.		
<b>Garage:</b>	Double attached garage, dry-walled.		

#### Included in Price:

Stainless steel kitchen appliances to include: GE profile gas stove, GE SXS refrigerator, GE dishwasher and Whirlpool washer & dryer. Also included are all window coverings, and (1) garage opener with (2) remotes.

#### Remarks:

Backing a ravine in desirable West Springs, this contemporary, maintenance-free condo has everything you're looking for - and just minutes from downtown, and all the amenities that the West Hills have to offer! Enter into an open foyer with durable ceramic tile flooring and a large closet. Continue up to the second level of this charming home to find a den boasting hardwood floors, a soaring 2 storey ceiling, a door to the South exposed deck, and large windows framing ravine views. A fabulous gas fireplace set amidst a stunning window wall takes center stage in the great room: the ultimate space for entertaining family and friends! Thoughtful pass-thrus allow natural light to pass seamlessly into the kitchen and dining areas. Discover a practical and stylish kitchen complete with chic granite counters, gleaming hardwood floors, premium stainless steel appliances (including a gas range), easy-care tile backsplash and timeless cream cabinetry! An elegantly arched doorway leads into an open dining room, with a modern light fixture and 3 large windows overlooking the front yard - as well, a 2 piece powder room is conveniently located just steps away. Ascend the stairs to the top level and find a large master suite with a huge walk-in closet and stunning ravine views! The master also boasts a 5 piece ensuite with a deep soaker tub, separate stand-up shower with beautiful tile surround, and his/her sinks - plenty of space for two to get ready in the morning. Also on this level: a convenient laundry room, as well as a 2nd & 3rd bedroom - one with a walk-in closet. An ideal find for those who long for the convenience of condo-living set amidst a spectacular natural backdrop - 9033 Wentworth Avenue, SW beckons you home.

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