



11 FRONTENAC BLVD | EMBRUN



Welcome to
11 FRONTENAC BLVD



LIVING ROOM





DINING ROOM







KITCHEN



GREAT ROOM





PRIMARY BEDROOM
ENSUITE BATHROOM - 3 PIECE





BEDROOM







BATHROOM 4 PIECE LAUNDRY







LOWER LEVEL

BEDROOM AND OFFICE
GUEST FULL BATHROOM
MEDIA ROOM/GAMES ROOM





BACKYARD



Room Dimensions & Descriptions:
(All dimensions are feet.inches x feet.inches)

MAIN LEVEL

Entrance	10'10 x 6'4	Ceramic Tile, Double Clothes Closet
Living Room	15'0 x 11'9	Oak Hardwood Floor

Step Down to Garage Entry – Double Clothes Closet, Ceramic Tile

Kitchen	16'8 x 10'7	Ceramic Tile, Maple Hardwood, Stainless Steel Fridge, Stove (Induction), Microwave/Hood Fan, Fridge with Ice & Water, Tumbled Stone Back splash, Valance Lighting, Pot Drawers, Microwave Niche, Island , Double Sinks with Pot Light Above
Dining Room	13'0 x 12'0	Oak Hardwood, Vaulted Ceiling
Great Room	12'10 x 12'7	Oak Hardwood, Gas Fireplace
Bathroom 4 Piece/Laundry	7'7 x 7'4	Tub/Shower, Laundry in this Bathroom, Ceramic Tile Enclosure, Double Vanity, Wall Mirror and Bar Lighting
Hallway	14'6 x 3'0	Hardwood Floor, Linen Closet
Primary Bedroom	13'3 x 11'9	3 Door Closet with Mirror Doors, Wood Designer Door, Ceiling Fan/Light
Ensuite 3 Piece	6'10 x 6'5	Oversized Shower, Vanity with Cabinet and Drawers, Linen Closet
Bedroom	11'10 x 10'0	Hardwood Floor, Double Clothes Closet, Ceiling Fan/Light

LOWER LEVEL

Rec Room	25'2 x 14'9	Plank Flooring
Office/Bedroom	12'3 x 9'0	No Window, Two Single Clothes Closets, Overhead Light
Bathroom 3 Piece	8'9 x 5'6	Plank Flooring, Shower, Toilet, Vanity, Bar Lighting, Wall Mirror
Bedroom	16'0 x 10'6	Plank Flooring, Overhead Light, Triple Single Clothes Closets (one closet with Sump Pump)
Storage/Utility Room	26'10 x 13'4	Concrete Floor

DETAILS

Legal Description: PCL 14-1 SEC 50M233; LT 14 PL 50M233 RUSSELL; S/T RLT98789; RUSSELL
Year Built: 2001 Approx
Property Taxes: \$4,023.80 / 2023
Lot Size: 54.99 ' x 100.07 '
Parking: Double Garage, Private Laneway for Four Cars
Heating: Forced Air, Natural Gas
Cooling: Central Air
Inclusions: Refrigerator, Stove, Microwave/HoodFan, Dishwasher, Washer, Dryer, Central Vac & Attachments, Water Softener, Automatic Garage Door Opener & Remote, All Light Fixtures, All Window Coverings
Rental Equipment: Hot Water Tank (Summitt Home Services)

LOCATION

- Located in the family-oriented community of Embrun.
- Walking distance to three schools, shopping, playgrounds and recreational facilities.

FEATURES:

- Spacious, Bright 2+1 Bedrooms and Den, Bungalow
- Large Fully Fenced Back Yard Has Plenty Of Room For Playing Or Entertainment On The Oversized Deck Or Stone Patio
- Interlock Walkway and Steps To Covered Porch
- Spacious Tiled Foyer with Closet
- Hardwood Floors Throughout Open Concept Layout Main Level
- Large Family Room with Gas Fireplace,
- Formal Dining Area with Sliding French Patio Doors To Deck And Back Garden
- Fully Equipped Kitchen Including 5 Appliances, Double Sinks, Plenty Of Cabinetry, Counter Space And Island.
- Spacious Primary Bedroom has two Double Closets and 3 Piece Ensuite
- Good-Sized Second Bedroom
- Combined 4 Piece Main Bathroom With Laundry Closet For Full Size Washer And Dryer
- Lower Level Features: Carpet Throughout; Oversized Recroom, 3rd Bedroom, Den/Home Office, Large Storage Room and 3 Piece Bathroom.
- Roof (2020); Windows, AC (Venmare HRV), Furnace (2001 - Clement - Luxaire); New Light Fixtures (2019)

2022 UPDATES

- Kitchen: Induction Oven with Air Fryer, Microwave, Dishwasher, Refrigerator, Flooring, Island Electrical Outlets
- Bathrooms Updated
- Basement: Flooring, Toilet, Wainscoting
- Light Fixtures in Some Rooms
- Central Vac, Smart Thermostat, Sump Pump with Alarm,
- Fencing Completed, Yard Levelled and New Sod Applied



BUY

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HOMES

SELL

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RE/MAX

HALLMARK REALTY GROUP

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RAISING THE BAR

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All the preceding information is believed to be accurate but not warranted.
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