



26A ASHBURN DR | PARKWOOD HILLS





Welcome to  
26A ASHBURN DR

# POWDER ROOM







# FAMILY ROOM









## LIVING ROOM



# KITCHEN & BREAKFAST AREA









## DINING ROOM

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MEZZANINE  
DEN / OFFICE



# PRIMARY BEDROOM & DRESSING ROOM









## ENSUITE BATHROOM

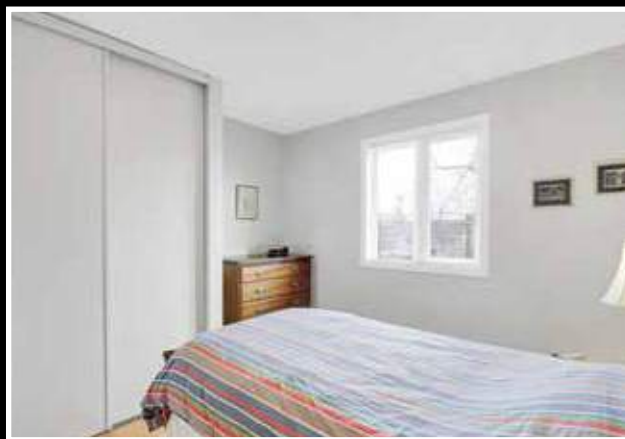






## BEDROOMS

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BATHROOM  
4 PIECE



**BASEMENT • MEDIA ROOM, LAUNDRY  
ROOM / MUDROOM (WITH ACCESS TO GARAGE)  
& UTILITY ROOM/STORAGE**







# BACKYARD

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

### Main Level

Entry	4'11" X 7'4"	Ceramic tile floor, double clothes closet (mirror doors)
Front hall	4'9" X 7'4"	Ceramic tile floor
Powder room		
(2Piece Bathroom)	4'10" X 4'11"	Ceramic tile floor, wall mirror, vanity
Family room	11'4" X 18'0"	Hardwood floor, gas fireplace, patio door to garden & interlock brick patio

### Second Level

Dining room	15'3" X 16'1"	Hardwood floor, overhead light
Kitchen	8'6" X 9'5"	Cork tile floor, granite countertop, glass tile backsplash, double under mounted sink, pantry, pot drawer's, faucet with pull out vegetable sprayer, pot lighting, hood vent
Breakfast area	8'3" X 8'6"	Cork floor, overhead lighting
Living room	11'1" X 17'4"	Hardwood floor, picture window

### Mezzanine

Office room	9'9" X 12'4"	Hardwood floor, overhead lighting, built in shelving & cabinetry
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### Third Level

Primary Bedroom	10'7" X 15'6"	Hardwood floor, overhead light, 2X double clothes closets
Dressing area	4'9" X 7'4"	Hardwood floor, makeup counter with drawer storage
Ensuite 4-piece	5'11" X 7'10"	Tub/shower, ceramic tile floor, wall mirror with light above, vanity ceramic tiled bath enclosure
Bedroom	9'4" X 15'6"	Hardwood floor, double clothes closet, overhead light
Bedroom	11'7" X 12'7"	Hardwood floor, double clothes closet, overhead light
Main bathroom	4'11" X 7'30"	Tub/shower, ceramic tile floor & bath enclosure vanity, wall mirror

### Lower Level

Family room/gym	18'6" X 21'1"	Concrete floor, pot lights, storage closet
Laundry room	12'9" X 13'4"	Sheet vinyl flooring, side by side washer & dryer, storage cabinetry with counter, double clothes closet, door to 2 car attached garage



## **DETAILS**

Legal Description:	PT LT 217, PL 289002, PART 2, 3, 4 ,5R6940; NEPEAN
Year Built:	1982
Property Taxes:	\$5,286 (2023)
Lot Size:	41.0 ft. X 100.0 ft.
Parking:	2 car attached garage
Heating:	Forced air/Natural Gas
Cooling:	Central Air Conditioning
Inclusions:	Fridge, stove, dishwasher, hood vent, washer, dryer, all window coverings, all installed light fixtures, ceiling fan, garage door opener & remote
Exclusions:	NA
Rental Equipment:	Hot Water Tank- \$27.35/ month including tax

## **FEATURES & UPGRADES**

- Thermo pane windows with metal trim finish (2004)
- Renovated ensuite bathroom (2007)
- Upgraded kitchen with granite counter & glass tile backsplash (2013)
- Roof re-shingled (2015)
- Furnace/air conditioning system (2015)
- Hot water tank (2020)
- Perimeter fencing installed (2022)
- Pressure washed siding (2023)
- Kitchen cabinetry re-surfaced & wrought iron door hardware installed (2024)
- Interlock driveway & rear patio
- Hardwood floors through out home
- Cork tile flooring in kitchen & breakfast area
- Gas fireplace with display niche above (2 storey ceiling height)
- 3 Generous sized bedrooms (on same floor)
- Recently renovated ensuite bathroom
- “Quick connect” gas barbeque hookup.
- Home professionally painted throughout (2024)

## **UTILITIES (APPROXIMATE 2023):**

- Gas: Including hot water tank rental \$1,860
- Hydro: \$1,085
- Water & sewer: \$870



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BUY

UNIQUE  
HOMES

SELL

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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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