

**68 Southill Drive Clayton Park: 5-7 Bedrooms 4 Baths
\$309,000**



Contact John Murphy 445-5646 or Cell 471-3616

Main Level



The floor plan is schematic and not exactly to scale, but room sizes are accurate. The only carpet on the main level is the Den which is Berber. Front door through to back door is ceramic tile. Other floors are hardwood but for the Kitchen which is Cushion Floor.

There are two fireplaces on the main level. The Acorn has not been used recently. When the house was built the 11X12 bedroom was the master. Later the wall was removed between the two smaller bedrooms to make a new master. In recent years the Den has been used as a bedroom. It has a door leading to patio which also makes it ideal as a main floor family room. A driveway level entry could be made through this room.

The kitchen has pocket doors at each end. When there are roomers the sliding door to the dining room is locked as well as the door between back hall and living room.

The reason it is stated as a 5-7 bedroom is that if the den is used as a main floor family room and the 12X20 master not divided into two again, it has 5 Bedrooms, counting three bedrooms on the lower level. It can be 7 Bedrooms if the Den remains as a bedroom and the partition is re-erected in the 12X20 master (it has 2 closets). Alternatively, there is sufficient room in the double master to make an ensuite bath if desired.

The den is built into what was the full-sized garage. What remains of the garage is now used like a garden shed. This could be reverted back to a full garage by giving up the den/bedroom at that end of the house.

Total finished area in the upper floor is approximately 1500 Square Feet.

Lower Level



The lower level is Berber carpet in the hallway and bedrooms. There are three baths, one of which has a shower the other two have tubs with showers.

The large bedroom had previously been the recreation room, and has a large brick wall around the fireplace. It has a sliding door to an ensuite bath, which has a ceramic tile floor and ceramic tile around the extra deep tub.

The laundry room has some kitchen cabinets and a full sized fridge.

The furnace is a two zone hot-water baseboard system.

Hot water is supplied by a dual system with furnace coil and separate heater, in theory it can supply all four showers at once. There has never been a shortage of hot water.

The floor above the large bedroom and the two bathrooms on the furnace end of the house is insulated for sound purposes, which works very well.

Although this house is ideal as a single family home for a large or extended family, in recent years the large bedroom has been rented for \$550 per month including parking. With a view of selling the house that room is not currently rented. The 11X12 bedroom is rented for \$450/Month. The existing tenant can either remain as a tenant for the new owners or will move out before closing.

Total finished area on the lower floor (excluding furnace room and storage) is approximately 1100 Square Feet.

See Lot Shaded in Black at Corner of Southill Drive and Tangmere Crescent

