



Of Special Note:

- All brick
- Built 2016
- 1888 Sq. ft. (MPAC)
- Hardwood on main
- Wood staircase
- Freshly painted
- Updated door hardware
- Updated faucets
- Direct garage access

- "Refreshed" kitchen with granite counters, designer backsplash, island, pantry, new cabinetry hardware, stainless steel appliances
- Gas fireplace
- Walk-out to custom two level deck - fully fenced yard
- Fully finished basement offers laminate flooring, pot lighting, a cozy family room, 4th bedroom with a 4 pc semi-ensuite and space for a home work station
- Fabulous primary retreat - double door entry, his & hers closets and 5 pc. ensuite with a soaker tub, separate shower and double sinks
- 2nd Floor laundry room

Property Taxes: \$4,027.56 (2024)

Lot Size: 19.69' X 99.41'

Survey: As in Sellers possession

Possession: Flexible - 30-90 days

Inclusions: All existing appliances: Frigidaire Gallery Series Stainless Steel: built-in microwave, refrigerator (1 yr), built-in dishwasher (1 yr), stove. Washer (1 yr), Dryer, All light fixtures and window coverings, floating shelves where applicable, Nest Thermostat, Security System (owned - doorbell and one exterior camera), central air, humidifier (1 yr)

www.82Scotia.com

CENTURY 21
Leading Edge Realty Inc.

BROKERAGE

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Welcome to 82 Scotia Road, Georgina



Exception to the Usual!

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Welcome Home!

Get ready to fall in love! The perfect starter or ideal for downsizers, this home offers all of the bells and whistles that will appeal to the most discriminating buyer. Through the double door entry, a large foyer welcomes you to this beautifully upgraded and cared for home. A fresh modern vibe, natural light and thoughtful upgrades throughout, make this home the perfect place to call YOUR home!

