

200 Bessborough Dr – Feature Sheet Write Up

Located in the heart of Leaside, this charming Centre Hall literally has it all! Renovated throughout with every convenience needed for a growing family. The formal living room is home to a wood-burning fireplace and loads of built-in storage. Buyers will love the chef's kitchen outfitted with Sub Zero, Viking, and Miele appliances along with a fantastic amount of storage for all of your culinary needs.

The built-in breakfast bar overlooks the light-filled main floor family room, which is part of a two-story addition. A custom built-in entertainment unit is perfect for storing and showcasing all of your favourite mementos. Floor to ceiling windows and a large sliding glass door leads out to the fenced-in backyard. Here you'll also find convenient access to the garage for all of your seasonal storage and maintenance needs.

The second floor is home to a renovated master suite with his and hers closets, a Juliet Balcony overlooking the backyard, and a modern four-piece ensuite. There are two additional bedrooms with large closets and a home office equipped with two work stations.

The basement is home to a media room with a murphy bed and surrounding built-in storage. There is a projector and screen along with a built-in wet bar, the perfect spot to cozy up and watch a movie this winter! There are two additional storage rooms, a laundry room, and a third bathroom that is outfitted with a deep soaker tub.

Lot Size: 30 x 135

Taxes: \$9160.08 / 2020

Parking: Private Drive / 2 Spaces

School District:

Bessborough Drive Elementary & Middle School

St Anselm Catholic School

Leaside High School

INCLUSIONS

Kitchen:

Subzero 48" refrigerator/freezer

Viking 36" six burner gas stove

Viking 36" range hood with shelf & warming lamp

Sharp drawer microwave

Miele dishwasher

Emeco Stark barstools X 3

built-in speakers in kitchen, media room and lower bathrooms

Dining Room:

Built in bench with storage below

Living Room:

Fireplace screen, wood box and implements

Family Room:

Television, sound bar and sub-woofer

Master Bedroom:

Wall mounted television and remote

Media Room:

Cavavin 30 bottle wine refrigerator

Projector & remote

Screen & remote

Home theatre amplifier and sub-woofer

Custom Murphy bed and surrounding cabinetry

Sofa, ottoman and arm chair

Laundry Room:

Whirlpool front loading washer and gas-fired dryer

Throughout:

Built-in cabinets, closet inserts and rad covers

All electric light fixtures

All window coverings

All Hunter ceiling fan/light and controls

Bathroom mirrors in main and master ensuite

Mechanicals:

Rogers Home Monitoring System (monitoring not included)

Triangle Tube hot water tank

Lennox high efficiency furnace

Lennox central air conditioner

Weil-McLain water boiler

Electric garage door opener and remote

Sump pump

EXCLUSIONS

Dining Room:

Dining Room Chandelier

Second Bedroom:
Wall Mounted TV