

	<p>39 Erin Heights Dr Erin Ontario N0B 1T0 Erin Erin Wellington SPIS: N Taxes: \$5,948.69 / 2024 DOM: 0</p>
	<p>Detached Front On: N Rms: 9 + 1 Link: N Acre: < .50 Bedrooms: 4 Backsplit 4 Washrooms: 2 1x4xUpper, 1x3xLower</p> <p>Lot: 105 x 213.41 Feet Irreg: Dir/Cross St: Delerin Cres / Erin Heights Dr</p>

MLS#: X8189436 **Contract Date: 4/02/2024** **PIN#: 711520025**
Possession Remarks: Flexible

<p>Kitchens: 1 Fam Rm: Y Basement: Full / Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 31-50 Apx Sqft: 1100-1500 Assessment: 499000 / 2024 POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Lower Phys Hdcap-Eqp:</p>	<p>Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 5 Tot Prk Spcs: 7.0 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Grnbelt/Conserv, Park, Ravine, School</p>	<p>Zoning: Residential Cable TV: A Hydro: A Gas: Y Phone: A Water: Municipal Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Garden Shed</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	9.74	x 19.42	Bay Window Eat-In Kitchen Large Window
2	Living	Main	14.40	x 13.25	Hardwood Floor Large Window Pot Lights
3	Dining	Main	12.23	x 10.76	Combined W/Living Hardwood Floor Pot Lights
4	Prim Bdrm	Upper	13.58	x 10.66	Hardwood Floor Large Window
5	2nd Br	Upper	12.99	x 10.76	Hardwood Floor Large Closet Large Window
6	3rd Br	Upper	9.32	x 10.40	Hardwood Floor Large Closet Large Window
7	Family	Lower	10.40	x 25.49	Broadloom Fireplace W/O To Deck
8	4th Br	Lower	8.76	x 10.07	Broadloom Large Window
9	Rec	Bsmt	25.75	x 14.07	Broadloom
10	Laundry	Bsmt	13.25	x 18.76	

Client Remks: Pride of ownership welcomes you when you step into this 4-level back split. The warmth of engineered hardwood flooring extends seamlessly throughout the main and upper levels. Pot lights and a large window illuminate the living and dining rooms with natural light. A Family-sized eat-in kitchen with plenty of counter space for cooking enthusiasts also has a large window overlooking the front porch. The upper level has three good-sized bedrooms with large windows and closets. All share a renovated bathroom. Descend to the above-grade 3rd level with a 3-piece bath, spacious office and family room. The family room has a fireplace and a desirable walk-out to the tiered deck overlooking the large private lot with mature trees. The deck offers a serene retreat for BBQs and outdoor enjoyment. A side entrance on this level allows for many possibilities for this space. The lower 4th level has a rec room and a large utility room with laundry and cold storage.

Extras: 2 separate Gas BBQ hookups

Listing Contracted With: KELLER WILLIAMS REAL ESTATE ASSOCIATES **Ph:** 905-812-8123