

Open House: Saturday February 18 - 2:00 PM to 4:00 PM.



MLS® #: **78909 b**
Price: **\$474,900**
Status: **Active**

Major Area: **OC**
District: **WD**
Sub-Dist: **WDN**
Prop Is: **For Sale Only**

Legal Descr.: **41M-227, LOT 19**
Address: **722 SPITFIRE ST**
City: **WOODSTOCK, N4T 0B1**
Sd/Rd: **East**
Near: **FINCH AVE**
Nearest Town: **INNERKIP**

Prop. Size: **49.21 X 101.71**

Zoning: **R1**
Occupancy: **Vacant**

Start Date: **15-FEB-2017**

Possession: **IMMEDIATE**

Directions

How seen ACB 519-536-1200/519-539-2070

Type: **Residential**
Type of Dwelling: **2 Storey**
Parking: **Dbl Garage Attch, Double Drive**
Exterior: **Brick, Vinyl**
Foundation: **Concrete**
Basement: **Full**
Basement Dev: **Unfinished**

Heating / AC: **Energy Efficient, Forced Air, Central Air**
Fuel: **Gas**
Flooring: **Hardwood, Ceramic**
Fireplace 1: **Insert Gas Fuel**
Fireplace 2:
Rental Equipm.: **Water Heater**

Water: **Municipal**
Sewer: **Sewer**
Indoor Features: **Refrigerator, Stove, Dishwasher, Washer/Dryer, Water Softener**
Site Influences: **Landscaped, Fence, Patio(S)**
Outdoor Features:

Beautiful former model home in north east Woodstock. Hardwood floors throughout house. Great room with gas fireplace and access to patio doors. Eat-in kitchen features granite counter top and breakfast island, tiled backsplash, granite composite sink with water filtration system and stainless steel appliances. Patio doors lead to large deck with a 12x10 gazebo and barbeque island in fenced yard. Main floor laundry. Upstairs has 3 bedrooms and a family room, master bedroom has an en-suite bathroom with Jacuzzi and his and her closets. Large double garage with side door and storage shelf. Come and have a look at this great house in preferred neighborhood in Woodstock.

of Rooms: **8**
Bedrooms: **3**
Bathrooms: **3 **
of RI Baths: **1**

Ensuite: **Yes**
Age: **10**
SPIS: **No**

Handicap: **No**
Solicit Seller: **No**
Energy Star Cert/LEED: **No**
Special Conditions: **N**
Allow Ad.: **N**
Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	LR	23.0x10.0	2	BR	16.5x10.5
M	GT	17.0x15.0	2	FR	12.0x11.0
M	EK	18.0x15.0	M	B2	
M	LA	10.0x7.0	2	E4	
2	MB	15.0x15.0	2	B4	
2	BR	12.0x11.0			

Taxes: **\$5362 (2016)**

Improvements:

Seller Name: **LYNETTE BEAUMONT**
Seller Name: **DUNCAN BEAUMONT**

Home Tel.:
Home Tel.:

Bus.Tel.:
Bus.Tel.:

Address:
Address:

Listing Office: **ROYAL LEPAGE TRILAND REALTY(WOODSTOCK) 519 539-2070**

Listing Agent: **PETER VANDERSAR 519-536-1200**

CB: **2%**

All data subject to Errors,Omissions or Revisions and is NOT WARRANTED.