

- ☞ Welcome to 2562 - 8<sup>th</sup> Street NW. This well maintained rambler is located on a dead end street and offers easy access to freeways, shopping, restaurants and many parks.
- ☞ The home is situated on a nice size lot, which goes far beyond the fenced-in portion. The yard is spacious and offers great outdoor space including a deck and ideal BBQ area.
- ☞ All three bedrooms are on the main floor and offer great closet space (two in the master bedroom), hardwood floors under the carpet and neutral décor.
- ☞ The centerpiece of the living room is a gas fireplace (installed 2005). The room is nice and spacious with lots of windows overlooking the backyard and plenty of room for company.
- ☞ In the kitchen you will appreciate the ample amount of cupboard and counter space, light colors and a wonderful, large eat-in area.
- ☞ The kitchen flows into a good size main floor family room (currently being used as a dining room) which features a wood burning fireplace and sliding doors to a fantastic deck and backyard.
- ☞ The lower level is also finished and features a very large amusement room that has a sitting space in front of the fireplace, pool table area and wet bar. This is a great spot to watch the big game, have a friendly game of cards or just to sit back and relax. This level also features an office space, utility room and laundry area.
- ☞ The updates to the home are extensive and include the following:
  - New FA/Gas furnace 2003
  - New central air 2003
  - New water heater 2002
  - New water softener (whole house) 2003
  - Basement waterproofing with two sump pumps 2002 (lifetime transferable warranty)
  - Replacement windows (including basement) new 2005
  - New patio door 2005
  - New roof 2008
  - New gutters and downspouts 2008
  - New gutter helmets 2008
  - Exterior freshly painted 2008
  - Tool shed replaced and situated on a cement pad 2005
  - New garage door and opener 2002
  - New front doors (interior and storm) 2008
  - Main bathroom updated 2004
  - Gas fireplace in living room installed 2005
  - Neutral décor
  - Convenient location