

ADAM *Parsons* PARSONS GROUP



WELCOME TO
177 Donlea Drive





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A wonderful three-bedroom, two-bathroom family home located in highly sought-after Leaside. Beautifully landscaped front yard and a must-see backyard; great for kids! The main floor features a lovely living room overlooking the front yard and is combined with the dining room; great for entertaining. The spacious dining room has a walk-out to an oversized private deck. A fabulous kitchen with brand-new stainless-steel appliances. The second level has three generous sized bedrooms and a 4-piece bathroom. A separate side entrance leads to an amazing, finished basement. This home also has a legal front yard parking spot. Surrounded by top-rated schools, parks, amenities, fabulous restaurants, and shops. A great family home in one of the best communities in the city!









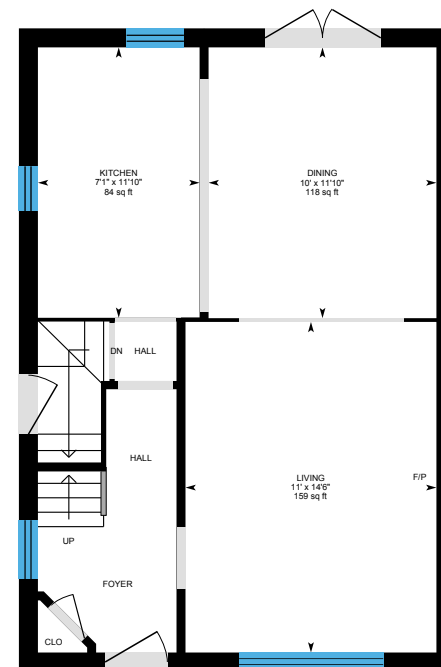


Details of the home

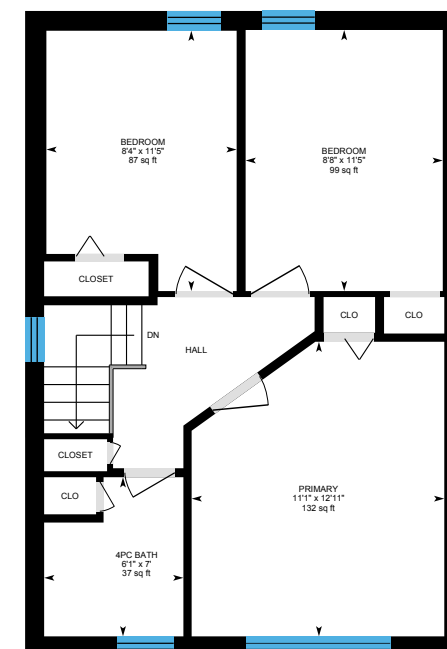
- Lot: 23.49 X 135 ft
- Taxes: \$5,939.05
- Possession: 60-90 days
- Heating: Hot Water Gas
- Cooling: Wall Unit
- Bedrooms: 3
- Bathrooms: 2
- Driveway: Front Yard

Improvements to the Home

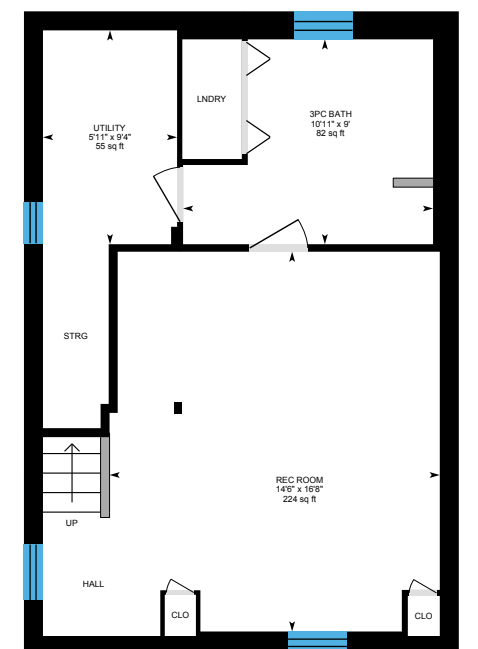
- Replaced the basement floor with laminate
- Bookcases in the main living room
- Took down the wall in the kitchen and added cabinets
- Replaced the wood deck with composite material
- Updated the shed, running electricity to it and changed the roof
- Replaced the asphalt driveway with stone and got the front pad made
- Professional landscaping in the front with perennials and removal of grass
- Turf in the backyard (1 year ago)
- New water heater and boiler (1 year ago)
- Replaced the roof (2 years ago)
- New appliances in the kitchen
- New kitchen sink, faucet and countertop
- New washroom vanity upstairs
- Painted all rooms (2 years ago and retouched everything recently)



Main Floor
Finished Area 538.77 sq ft



2nd Floor
Finished Area 539.78 sq ft



Basement (Below Grade)
Finished Area 498.43 sq ft



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BROKER

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