



SUITE DEAL! Immaculate, well maintained home in Black Mountain with lovely lake views from balcony.

Quality constructed in 2011 and amazing layout that offers a 2 bedroom legal suite.

Exterior is finished in Hardie Plank siding and backyard is completely fenced.

Tiered rock landscaping is ready for your green thumb ideas. Main home features 3 bedrooms and 2 baths.

Open concept main living perfect for entertaining. 2 accesses allow you to enjoy the privacy in the backyard or the city lights by night and lake view by day.

Proudly Presenting

1362 Tanemura Crescent



JANE HOFFMAN
GROUP



Features at a glance:

Lot size: 0.15 acres, 54.10 ft. x 94.16 ft.

Age: 2011

Finished Area: 2227 sq. ft.

Main: 1300 sq. ft.

Below Main: 927 sq. ft.

Bedrooms: 5

Bathrooms: 3

Garage: Attached Double

Exterior: Hardie Board

Roof: Asphalt/Fibreglass Shingles

Heating: Natural Gas

Cooling: Central Air

Fireplace 1 fireplace

Water: Municipal

Sewer: Connected

Inclusions:

- Samsung refrigerator, stove, microwave, stove and dishwasher
- Suite: Frigidaire stove, Maytag refrigerator

Room Sizes - Main Level

Foyer: 14 x 7

Kitchen: 11'10 x 10'11

Dining Room: 10'11 x 12'3

Living Room: 16'6 x 12'2

Master Bedroom: 11 x 16'7

Full Ensuite Bathroom: 5-piece

Bathroom: Full

Bedroom: 11'4 x 10

Bedroom: 9'11 x 10'4

Room Sizes - Lower Level

Living Room: 14'3 x 18'5

Laundry: 6'3 x 9'3

Bathroom: Full

Bedroom: 8'8 x 11'10

Bedroom: 10'10 x 8'9

PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.







Detailed Information

Exceptional Features

- Black Mountain Beauty! This immaculate home offers lake and city views from the upper balcony
- Home is legally suited, Upper level features 3 bedrooms, 2 baths and lower level features 2 bedrooms & 1 bath
- Exterior is finished in Hardie Plank siding
- Fully fenced backyard with garden shed
- Rock trellised in the rear yard is ready for your green thumb ideas
- Double garage with 2 exterior parking
- Black out blinds throughout the home
- Built in Vacuum
- Natural gas furnace and air conditioning

Entry

- Covered front entry access to the main home foyer
- Large entry with tiled flooring and coat closet
- Access to double garage

Great Room

- Open concept incorporates dining, great room and kitchen, a great design for entertaining
- Ceiling is 11.6 feet in height adding to the spaciousness of the design
- Inviting great room offers warmth and ambiance from the gas fireplace
- Recessed wall niche above the fireplace for media
- Sliding glass doors access the lake view balcony extending the lounging areas to the outdoors

Kitchen

- Island kitchen is adjacent to the dining area
- Ample coffee stained cabinetry and more storage provided by the corner pantry
- Cabinetry is adorned with brushed steel pulls that complement the stainless steel appliances and pendant lighting over the island
- Travertine tiling on backsplash

Dining

- Sliding glass doors in the dining room provide access to the backyard

Master Bedroom

- Oversized master bedroom features its own private bathroom and walk in closet

Bedroom

- 2 additional bedrooms on the main level, both rooms with lake views

Baths

- 5 piece master private bathroom, tile flooring, soaker tub and shower
- 4 piece bathroom, tub shower combination and tile finishing

2 Bedroom Suite

- Open concept kitchen and living room
- Coffee stained cabinetry
- Modern track lighting
- 4 piece bathroom tub/shower combination, tile finishing







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