



FloydTeam.ca

REAL ESTATE KEPT REAL

Welcome to 267 Hepatica Way



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267 Hepatica Way

Stunning, modern, and upgraded Minto Monterey located in the family friendly area of Avalon West. Walking distance from parks, schools, shopping, and public transit. Boasting 3 spacious bedrooms plus lower-level den and 4 bathrooms across three levels of finished space.

The main floor has been designed for an open concept lifestyle beginning with a formal foyer, 2PC bath and leads to the living and dining area with quality hardwood flooring. The chef and entertainer will love the premium white kitchen with stainless steel appliances, tile backsplash, pantry, and massive center island.

Second level primary bedroom retreat includes 4PC ensuite and walk-in closet. Continuing on the second level there are 2 spacious additional bedrooms, laundry, and a 4PC refreshing main bath.

Fully finished basement extends the living space with a divided rec room offering a den with gas fireplace, 3PC bath and tons of storage.

Quiet backyard with plenty of grass offers space for children, pets, or future landscaping!

ROOM MEASUREMENTS

Main Floor

Foyer:	7'3" x 6'7"
Powder Room:	5'10" x 5'
Living Room:	13'11" x 10'
Dining Room:	10'4" x 10'2"
Kitchen:	11'6" x 8'11"
Pantry:	16'8" x 9'1"
Garage:	

Second Floor

Primary Bedroom:	13'11" x 8'2"
Walk-In Closet:	6' x 5'3"
Ensuite (4pc):	10'7" x 5'6"
Bedroom 2:	10'9" x 10'
Bedroom 3:	10' x 9'
Full Bathroom (4pc):	10'11" x 8'6"
Laundry Room:	6'2" x 5'6"

Basement

Home Gym:	18'9" x 18'4"
Utility Room:	11'6" x 5'11"
Storage Room:	19'0" x 7'5"

ITEMS OF NOTE

- 2016 Minto Monterey
- Upgrades 2016: Gas Fireplace in Basement, Pot lights on main floor, Quartz counters, Hardwood Floors, Cabinetry Hardware, Ceramic Tile Backsplash in Kitchen
- Improvements: All Shelving in Garage and Storage Room (2018), Full 3pc bathroom in basement (2020), Divisional Section in Basement to create Den/Rec Room (2020), Electrical Light Fixtures on Main Floor (2022), Freshly Painted Throughout (2022)
- Inclusions: Refrigerator, Stove, Dishwasher, Hood-Fan, Washer, Dryer, All Electric Light Fixtures, All Window Coverings, Automatic Garage Door Opener, and Central Vacuum Cannister/Accessories (As Is).
- Exclusions: Freezer, Basement Refrigerator, Microwave
- Final 2022 Tax Bill: \$3952.29 / 2022
- Approximate Expenses: Tankless Water Heater \$52, Gas \$100, Hydro \$100, Water \$120/60 days
- Heating/Cooling: Forced Air Natural Gas, Central Air Conditioner

Main Level Information

FOYER: Welcoming front foyer entrance with decorative glass paneled door, two transom windows, light ceramic tile floor, and double mirrored sliding closet door for storage. Adjacent to the foyer, is interior access to the single car garage which includes built in wood shelving, and the automatic garage door opener with 2 remotes.

POWDER ROOM: Conveniently located 2pc powder room with ceramic tile floor, white pedestal sink, toilet, decorative mirror/light fixture, towel rack and medicine cabinet.

LIVING & DINING ROOMS: Open concept and spacious dining room with premium dark stained hardwood floors, and decorative overhead light fixture. The dining area flows into the bright living room with sightlines throughout the main floor and has 4 pot lights plus a triple window overlooking the backyard.

KITCHEN: Premium and upgraded kitchen features an abundance of white cabinetry with chrome hardware, subway style ceramic backsplash, grey quartz counters, ceramic tile floors, and included Stainless Steel Appliances: Refrigerator, Stove, Dishwasher, Hood-Fan.

The massive center island extends the working, dining, and entertainment space and houses a double undermount sink with dual function brushed steel faucet. Two black decorative light fixtures with Edison bulbs contrast the smooth flat ceilings. Bonus pantry provides additional storage options with built in shelving and is located beside the sliding patio door.





Second Level Information

STAIRCASE / HALLWAY: Grey carpeted staircase leads to the second level sleeping quarters with dark stained wood railing. The upper hallway landing has a decorative overhead light fixture and single pot light for illumination.

PRIMARY BEDROOM: Spacious primary bedroom retreat with overhead light fixture, grey carpets, triple panel window providing natural light and has a generous walk-in closet with 3 built in shelves and rods.

ENSUITE: Luxurious 4pc en-suite with walk-in glass shower with tile surround, boxed in soaker tub, toilet, 2x medicine cabinets, dark brown box vanity with light countertop and chrome hardware, decorative mirror/light fixture, and single window.

BEDROOM 2: Spacious second bedroom with overhead light fixture, grey carpet flooring, double sliding closet and double window overlooking the front yard.

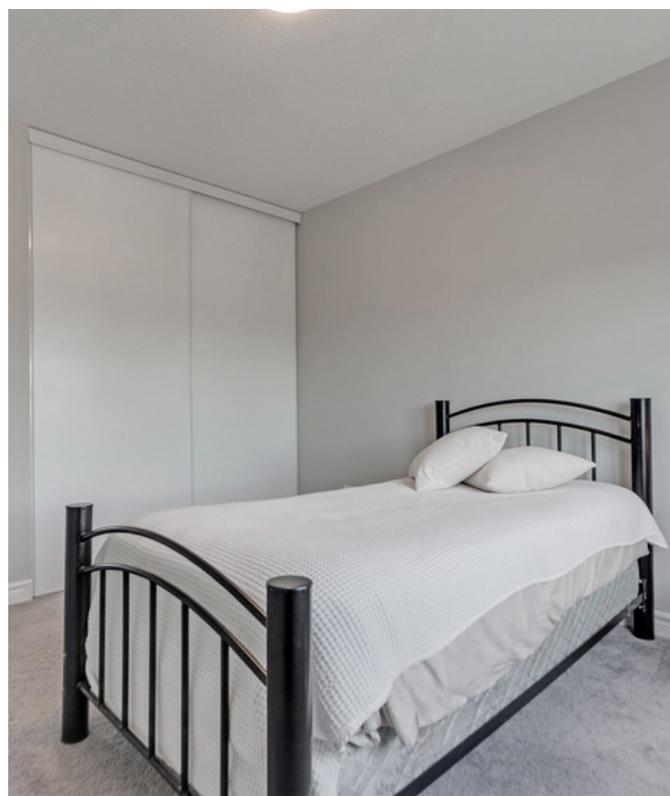
BEDROOM 3: Sizeable third bedroom with overhead light fixture, sliding closet door, grey carpets, and triple window overlooking the front yard.

BATHROOM: Main 4pc bathroom is refreshing and bright with light ceramic tile floor, matching brown box vanity with chrome hardware and light countertop, decorative mirror/light fixture, medicine cabinet, toilet, and tub/shower combo with ceramic surround.

LAUNDRY CLOSET: Conveniently located 2nd floor laundry features tile floor, overhead light fixture, and includes the Samsung front loading washer and dryer. The tankless water heater is located in the corner of the laundry room. (Rental, ~\$52/month) A linen closet is located just outside the laundry room and has 5 built-in shelves for convenient storage.







Basement Information

STAIRCASE: Grey carpeted staircase with wall scone leads to the fully finished lower level

RECREATION ROOM/DEN: Spacious recreational room is at the foot of the landing and provides a great flex space with wide-plank vinyl floors and grey painted walls. A built-in divider separates the rec room from the den which is a perfect space for a home office or gym and features a gas fireplace with decorative white mantle, and double window providing natural light.

BATHROOM: Bonus 3pc bathroom adjacent to the recreational space has durable vinyl floors, white box vanity with light quartz counter, undermount sink, chrome hardware and decorative mirror. Beside the walk-in shower and toilet, you will find convenient built in storage shelves.

ULITILY ROOM: Utility room houses the 100AMP electrical panel, air exchanger, forced air gas furnace, home network HUB, central vacuum cannister (as is), and has additional storage space under the stairs.

STORAGE ROOM: Additional storage space can be found through the folding door in the 3pc bathroom and has plenty of built-in shelving.





Exterior Information

The backyard is well sized with plenty of grass for children, animals, or your future project, fenced on two sides, and has no direct rear neighbour.



