

Welcome to 2484 Falcon Avenue



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2484 Falcon Ave

Immaculately maintained 1956 Minto bungalow in Heron Park on a quiet crescent with a west facing private backyard that is fully fenced. Plenty of outdoor storage with multiple out sheds, and plenty of space for entertaining. Main level features hardwood flooring, L shaped living and dining room, and updated windows. The updated kitchen is reasonably sized and features plenty of cabinetry. 3 Beds on main level with rejuvenated 4 pc bath. The basement features a floor plan that allows for alternat usage, with the suite that features; 4pc rejuvenated bath, open concept living/dining/kitchen, with lots of natural light, den, and updated laundry room with multiple storage options.

ROOM MEASUREMENTS

Main Floor

Living Room: 15'6" x 10'6"

Dining Room: 8'6" x 8'1"

Kitchen: 10'6" x 8'2"

Deck: 12'11" x 7'6"

Primary Bedroom: 12'10" x 11'2"

Bedroom 2: 12'10" x 9'2"

Bedroom 3: 8'11" x 8'8"

Full Bathroom (4pc): 8'2" x 4'10"

Basement

Recreation Room: 15'11" x 13'10" Irreg

Room: 12'4" x 6'11"

Utility Room: 7'9" x 7'9"

Basement Suite

Full Bathroom(4pc): 6'7" x 3'11"

Family Room: 19'8" x 11'6"

Den: 10'8" x 7'11"

ITEMS OF NOTE

- Foundation: Block
- Hot water tank: Gas (Owned)
- Heating: Forced Air Natural Gas (Furnace 2011 & serviced yearly), Cooling: Central Air (2011)
- Inclusions: Refrigerator x2, Stove x2, Hood Fan, Microwave Hood Fan, Washer, Dryer, Ceiling fans, and all electrical light fixtures, generator plus shed, extra paint, extra filters for furnace, shed and work benches, lawnmower, snowblower.
- Exclusions: None
- Taxes: \$4078.19/2022

UPGRADES

- Recently painted main level
- Roof replaced in 2012 approx.
- All electrical updated, main 200-amp electrical panel, with a 60-amp panel for in-law suite, and generator panel.
- Pink + blown in insulation in attic
- Updated thermostat

Main Level

LIVING ROOM: Well sized living area with two double windows on each corner bringing in lots of natural light, and hardwood flooring.

DINING ROOM: Features a walk-in pantry/broom closet. Hardwood flooring, double window overlooking the front yard. Adjacent to the dining room, you have the side door exit leading to the back yard with a large porch.

KITCHEN: U shaped work area with granite look counter tops, updated wood cupboards. Double window over the sink. Included White fridge, stove with ceramic cooktop and hood fan.

HALLWAY: Two linen closets for storage space

PRIMARY BEDROOM: Exposed hardwood flooring, double corner window, single closet, and ceiling fan.

BEDROOM 2: Reasonably sized, ceiling fan included with a single window looking into the car port & skylight. Carpet flooring with hardwood underneath, and a single closet.

BEDROOM 3: Currently being used as a home office, reasonable sized, single window, and single door closet. Carpet flooring with hardwood underneath.

BATHROOM: White sink, white toilet with deep soaker tub, with shower insert.





Basement

RECREATION ROOM: Reasonably sized recreation room.

LAUNDRY ROOM: Bright with updated window and included front loading LG washer, Kenmore dryer and washing sink.

UTILITY ROOM: Storage space, that houses furnace. Also has an updated window to bring in some natural light.

Basement Suite

FAMILY/LIVING ROOM: Open concept area with laminate floors, pot lights, two windows for lots of natural light with one being large enough for egress. Two closets for storage.

BATHROOM: Rejuvenated 4PC full bathroom with white toilet, white sink, smaller bathtub with ceramic tile tub surround as well as ceramic tile walls and flooring.

KITCHEN: Open concept to the living and dining area, L shaped with plenty of white cabinetry, single sink, full size stove, fridge, and microwave hood-fan.

DEN: Use as an office or guest room, no egress. Also has a closet for extra storage space.





Lot & Exterior Description

1956 Minto bungalow, brick, and siding exterior, with aluminum soffits and fascia. Covered side entrance with porch and an oversized single carport. Interlock into the west facing backyard, with a large gate. The backyard is fully fenced with a patio area, a work area, and sheds with electrical, that have work benches as well as windows and a skylight. Attached to the house is a shed that houses the gas-powered generator. Large evergreen tree in the backyard, with swings and a well size wooden deck for entertaining.

