



***Executive “Citadel” Stone Home***

***Interior—Main Level***

- *Generous foyer with ceramic tile and 2 piece bathroom*
- *Large main floor family room with beautiful hardwood flooring and gas fireplace on a stone hearth*
- *Patio door from family room to deck measuring 21' X 22' with attached pergola and access to rear yard*
- *Office measures 8.8' X 10.8' with French doors and hardwood flooring*
- *Double car garage finished with two garage door openers and walkout to rear yard and also into main foyer*
- *Beautiful oak kitchen and centre island (moveable) with ceramic flooring and newer fridge and stove, dishwasher, built-in microwave, range hood and toaster oven and double sink*
- *Dining room measures 10.4' X 13' with ceramic flooring and large picture window*
- *Living room measures 13' X 21' with hardwood flooring and beautiful bank of windows*
- *The upper level features a beautiful 4 piece bath with Jacuzzi jet tub, crown mouldings, separate stand-up shower and large bank of windows for natural light*
- *Master bedroom measures 12.8' X 14.4' with carpet and two double closets*
- *2nd bedroom measures 10.4' X 13' with carpet and a generous closet*
- *3rd bedroom measures 9.6' X 11.4' with carpet and a closet*

***Interior—Lower Level***

- *Recreation room measures 12.6' X 20.8' with newer flooring*
- *4th bedroom measures 12.7' X 12.7' also with newer flooring*
- *Laundry and utility room measures 9.8' X 12.8' with cushion flooring and stipple ceiling*
- *Hi-efficiency gas forced air heating system with central air—June 2007*
- *Water devices include water softener, ultra violet light, sulphur remover and osmosis on drinking water*
- *Hot water tank is owned*
- *Electrical is 200 amp on breakers with copper wiring*
- *Alarm system*

# FEATURE SHEET

## 2390 County Road #40, Wooler

### *Exterior*

- Beautiful country lot 190.55' X 274.32' or 1.20 acres
- Over \$20,000 recent upgrades to landscaping of property
- Quality built executive custom home approximately 2,200 square feet with citadel stone exterior
- All eaves trough drain into big "O" pipe to ditch to protect the home
- Gardens are installed with an orbit drip master irrigation system
- 56' drilled well with a flow rate of 4 gallons per minute and submersible pump in well
- 9' x 12' utility shed (wood frame) with upper storage
- No sump pump required as there is natural drainage to ditch
- Double paved driveway with turn around

*This property is in mint condition, 15 minutes to CFB Trenton, and 5 minutes to 401. This is a must see for the discriminate buyer.*

*For further information contact . . .*

**CARL WILSON**

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*For your private viewing and details:*

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