



**559 West Park Ave** List: \$799,000 For: Sale 1  
**Bradford West Gwillimbury Ontario L3Z0M8**  
 Bradford West Gwillimbury Rural Bradford West Gwillimbury Simcoe  
 SPIS: N Taxes: \$5,533.34 / 2016 DOM: 6

Detached Front On: E Rms: 11  
 2-Storey Acre: Bedrooms: 4  
Washrooms: 4  
1x5x2nd, 2x4x2nd, 1x2

Lot: 40.03 x 114.83 Feet Irreg:  
 Dir/Cross St: Summerlin/8th Line

MLS#: N3548230 Contract Date: 7/08/2016 Possession: Flexible PIN#:

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Full  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** Y  
**Apx Age:** 0-5  
**Apx Sqft:** 3000-3500  
**Assessment:**  
**Addl Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:** Main  
**Phys Hdcap-Eqp:**

**Exterior:** Brick / Stone  
**Drive:** Pvt Double  
**Garage:** Built-In / 2.0  
**Park Spaces:** 4  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:**

**Zoning:**  
**Cable TV:**  
**Hydro:**  
**Gas:**  
**Phone:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Waterfront:**  
**Retirement:**  
**Oth Struct:**

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.66	x 3.17	Hardwood Floor	Open Concept	Window
2	Dining	Main	4.05	x 2.77	Hardwood Floor	Window	
3	Den	Main	3.05	x 2.93	Hardwood Floor	Window	
4	Kitchen	Main	4.27	x 3.17	Ceramic Floor	Granite Counter	Centre Island
5	Breakfast	Main	5.06	x 3.05	Ceramic Floor	W/O To Yard	Open Concept
6	Family	Main	4.94	x 3.05	Hardwood Floor	Fireplace	Window
7	Master	2nd	6.04	x 3.66	Broadloom	5 Pc Bath	W/I Closet
8	2nd Br	2nd	3.96	x 3.60	Broadloom	4 Pc Bath	Closet
9	3rd Br	2nd	3.35	x 3.05	Broadloom	Semi Ensuite	Closet
10	4th Br	2nd	3.35	x 3.05	Broadloom	Semi Ensuite	Closet
11	Family	2nd	5.49	x 3.69	Broadloom	Window	

**Client Remks:** Welcome To This Stunning "Maple' Model Elevation B, 3,150 Sqf. With Many Upgrades, Double Front Door,9' Ceiling, Dark Hardwood Floor And Ceramic On Main Floor, Double Sided Fireplace, Upgrade Kitchen Cabinets W/ Granite Counter Tops & Ceramic Backsplash, Built-In Stain Less Steel Appliances, Walkout To Fully Fenced Backyard With Stamped Pattern Concrete Front, Back & Sides. 2 Family Rooms, Double Door To Master With Massive Washroom And 2 Walk-In Closets.

**Extras:** Across From Path&Walking Distance To Library/C/Centre,Elf,All Window Coverings(Ex. 3rd Br),S/S Fridge,Cook Top Oven,Microwave,Hoodfan,Dishwasher,Washer&Dryer,Central Vacuum,Cac,Water Softener,Garage Dr Opener&Remote,Gazebo.Gas Hook Up 4 Bbq

**Listing Contracted With:** RE/MAX WEST REALTY INC., BROKERAGE Ph: 416-769-1616