

## Dimensions & Info

LIVING ROOM	15' x 14.67'
EAT-IN KITCHEN	16' x 12'
DINING ROOM	16' x 9'
PRIMARY BEDROOM	18' x 11.33'
4PIECE ENSUITE	11.5' x 5'
FOUR PIECE BATHROOM	8' x 8'
BEDROOM ROOM #2	11.5' x 10.75'
BEDROOM #3	9' x 10.6'
DECK	16' x 12'



THE  
**MARGOLIS**  
GROUP

56 Senecal St. Francois Xavier

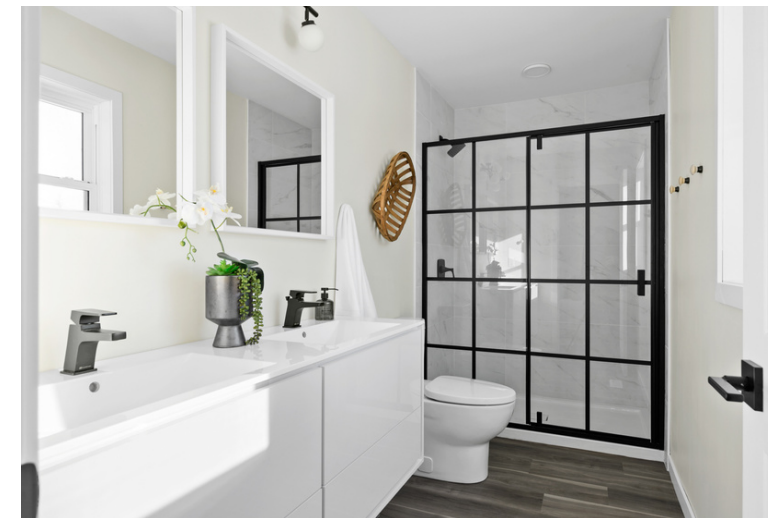
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## Welcome to St. Francois Xavier

Been dreaming of living outside of the city, yet still close by? Take your opportunity before the spring rush. Lots to love about this renovated three bedroom and two bathroom bungalow supported on a newly piled 10ft ICF foundation with steel beam construction.

This home is drenched in all day east/south sunlight that shines beautifully into the living room and dining room. The sun doesn't stop there, the eat-in-kitchen has four new skylight windows on a modern vaulted shiplap ceiling.

The kitchen has tons of storage, and is very functional including; soft close cabinetry, quartz countertops, tile backsplash and stainless steel appliances.

Enjoy family dinners in the spacious dining room which has patio doors that open onto the large deck overseeing the sprawling fenced backyard with a fire pit.

Relax in the living room with a huge east/south window with a wood burning Tyndall stone fire place.

The primary has a walk-in-closet and a 4 piece en-suite with custom tile shower and a gorgeous black picture framed door.

The basement entrance is the side of the living room, and has the potential to be anything you want it to be. There are plenty of new windows that meet egress allowing for lots of natural light.

Keep your vehicles warm in the oversized attached garage with new pad and concrete driveway (rarity for the area), Fiber internet, 3 sheds + bus stop right out front! Too much to list please ask your Realtor® for details.

\$569,900



1,605 sf



3



2



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