

Dimensions & Info

LIVING ROOM	29' x 13.17'
KITCHEN	13.75' x 12.42'
DINING ROOM	13.58' x 13.75'
BUTLERS PANTRY	8.75' x 5.83'
PRIMARY BEDROOM (3)	23.83' x 13.5'
BEDROOM	15' x 13.83'
GYM (3)	10.5' x 9.25'
4PC BATHROOM (3)	11.67' x 9'
BEDROOM (U)	13.17' x 11.25'
BEDROOM (U)	14.33' x 13'
BEDROOM (U)	16.25' x 13.25'
LAUNDRY ROOM (U)	7.92' x 6.17'
3 PC BATHROOM (U)	9.75' x 6.83'
RECREATION ROOM (LL)	17.17' x 13'
SUNROOM	10.58' x 6.83'



254 Kingsway

Danielle Margolis * REALTOR®

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\$899,900



3,160 sf



5



3



2



Welcome to Crescentwood

A tastefully done roman paver walkway leads to the rebuilt front porch and around to the south facing back yard.

This traditional 2.5 storey has some tasteful modern updates like the open concept kitchen and dining room with a large island with gorgeous granite counters, soft close cabinetry and Jenn-Air appliances.

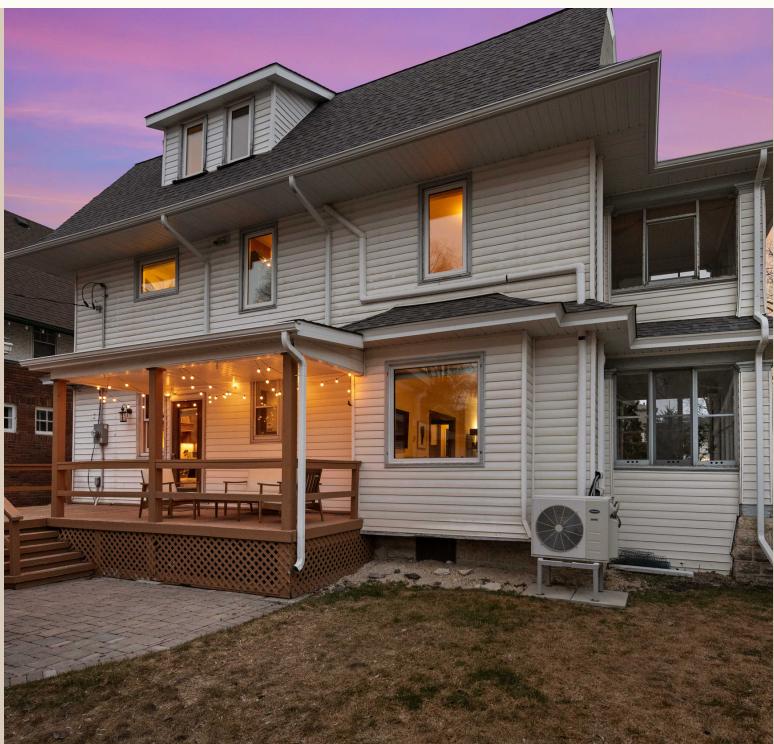
There is so much to rave about this home! The living space has great flow and plenty of sunlight throughout the day. The upper level has three great sized bedrooms, a three piece bath and step saving laundry room overlooking the backyard.

Keep going up to the refinished staircase to the 3rd floor where the private primary suite is located with new hardwoods, a four piece bathroom, workout room and additional bedroom (currently used as a dressing room).

The lower level is fully finished with a recreation room, four piece bathroom and tons of extra storage.

There is also two sunrooms (upper +lower), a covered deck and patio in the back yard.

Tons of notable upgrades including split AC on each floor for summer time comfort!



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Danielle
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Special Mentions

SCHOOLS-
Grosvenor School
Kelvin High School
St.Ignatius Catholic School
St.Mary's Catholic School

AMENITIES
Walkable neighbourhood!
Local restaurants minutes away
Mature tree-lined streets
Close to main road ways