

Furnace is 2009

H2O tank is 2021

Roof is 2016

Pool done in 2014 and is 28' by 14' and depth is 52"

# 1317 Begley Road



**1894 square feet total**

**Taxes :** \$3,801.16

**Parking:** Double attached garage + driveway

**RV & Boat Parking**

**Lot Size:** 0.21 Acre

**Zoning:** RU1

**4 Bedrooms 3 Bathrooms total**

## MAIN LEVEL

Foyer	7'9 x 6'5
Kitchen	11'0 x 21'5
Living Room	17'8 x 13'6
Dining Room	11'5 x 9'4
Primary Bedroom	11'11 x 12'6
Ensuite-Full	
Bathroom- Full	
Bedroom	12'2 x 9'11
Bedroom	9'10 x 12'2

## LOWER LEVEL

Laundry	
Mudroom	6'5 x 4'4
Family Room	12'0 x 12'1
Bedroom	14'7 x 8'3
Flex Space	6'10 x 7'7
Bathroom-Half	



The information contained herein is deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



# Property Features

- Move-in ready, substantially renovated family home with a private outdoor oasis boasting a pool and hot tub
- Flooded with natural light and updated to perfection with new flooring, hardware, and numerous costly renovations
- The kitchen is an entertainers delight with an oversized island, two toned cabinetry, and quality appliances
- The kitchen flows to the dining space which leads to patio area and green space- many of the outdoor living space to enjoy
- You'll appreciate the generous sized living room with a modern stone-faced fireplace and stunning lake, mountain and city views
- The primary suite is sure to impress with a large walk-in closet, a beautiful renovated ensuite plus direct access to the hot tub and pool
- The lower level is ideal for a growing family or accommodating guests with a family/recreation room, & a fourth bedroom
- The outdoor space is rare and will be cherished with a bonus upper dog run area or ideal for storage or a vegetable garden
- The oversized double garage boasts epoxy flooring offering storage or a small workshop area option as well
- Oversized driveway with ample parking, quiet street in a sought-after family friendly neighborhood



Dining Room



Updated Kitchen



Primary Bedroom



Updated Primary Ensuite

