

56 Park Hill Rd.

Main Level

Foyer	9' x 7' 2.74 x 2.13m	<ul style="list-style-type: none">➤ Mirrored Closet➤ Tile Floors➤ Handsome Staircase to Upper Level
Living Room	15'7" x 12' 4.75 x 3.66m	<ul style="list-style-type: none">➤ Gas Fireplace➤ Hardwood Floors➤ Mirrored Wall➤ Crown Mouldings➤ Picture Window Overlooking the Front Garden
Dining Room	12'6" x 10'2" 3.81 x 3.10m	<ul style="list-style-type: none">➤ Separate➤ Hardwood Floors➤ Crown Moulding➤ Picture Window
Kitchen	12'7" x 8'8" 3.84 x 2.64m	<ul style="list-style-type: none">➤ Galley➤ Tile Floors➤ White Cabinetry➤ Window
Family Room	15'3" x 11'6" 4.65 x 3.51m	<ul style="list-style-type: none">➤ Closet with Air Conditioning Unit➤ Laminate Floors➤ Picture Window Overlooks the Garden➤ Walk-Out to Deck and Garden
Powder Room		<ul style="list-style-type: none">➤ 2-Piece
Deck	19'5" x 14'1" 5.92 x 4.29m	<ul style="list-style-type: none">➤ Direct Gas Line for BBQ

2nd Level

Primary Bedroom	12'5" x 12' 3.78 x 3.66m	<ul style="list-style-type: none"> ➤ Wall-to-Wall Mirrored Closet ➤ Broadloom ➤ Pot Lights ➤ Picture Window Overlooks Front Yard
Main Washroom		<ul style="list-style-type: none"> ➤ 4-Piece ➤ Tile Floors ➤ Tub, Sink and Toilet ➤ Window
2 nd Bedroom	13'9" x 9'7" 4.19 x 2.92m	<ul style="list-style-type: none"> ➤ Broadloom ➤ Pot Lights ➤ Window Overlooking the Rear Yard
3 rd Bedroom	10'7" x 9'5" 3.23 x 2.87m	<ul style="list-style-type: none"> ➤ Laminate Floors ➤ Pot Lights ➤ Window Overlooking the Rear Yard

Lower Level

Office	12'5" x 7' 3.78 x 2.13m	<ul style="list-style-type: none"> ➤ Broadloom ➤ Above Ground Window
Bedroom	15'8" x 11'4" 4.78 x 3.45m	<ul style="list-style-type: none"> ➤ Laminate Floors ➤ Track Lights ➤ Above Ground Window
Ensuite Washroom		<ul style="list-style-type: none"> ➤ 3-Piece ➤ Tile Floors
Laundry	11' x 9'7" 3.35 x 2.92m	<ul style="list-style-type: none"> ➤ Sink
Storage	18'5" x 9'2" 5.61 x 2.79m	<ul style="list-style-type: none"> ➤ Unheated

Additional Information

Inclusions

- Samsung Refrigerator
- Amana Oven
- Exhaust Fan
- Miele Dishwasher
- Electrolux Washer
- Maytag Dryer
- Broadloom Where Laid
- Window Coverings
- Electric Light Fixtures
- Central Vacuum System and Related Equipment

Legal Description

- PLAN 2884 PT LOTS 20 TO 23
- Copy of Survey – March 5, 1982

Lot Size

- 33.29 x 141.66 Feet

Heating/Cooling

- Hot Water Gas (Boiler installed 02/25)
- AC Unit in Closet in Family Room
- Bosch Water Heater on Wall
- GE Hot Water Tank

Taxes

- \$7510.53 (2024) Per Annum

Parking

- Licensed Boulevard Parking
- \$356.46 per annum

Possession

- Early July 2025 /TBA

Carson Dunlop Pre-Listing Home Inspection Available.

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources that we believe are reliable, but for which we assume no responsibility.