



350 CANNIFTON ROAD N.
BELLEVILLE



PARKSGROUP.CA

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AND LEARN MORE ABOUT OUR TEAM

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PROPERTY PRESENTED BY
PARKSGROUP

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*Licensed Assistant to John-Ross Parks, Sales Representative



305 CANNIFTON ROAD N.

One year old new build in desirable location north of the 401! This home offers open concept living with 3 generous sized bedroom on the main floor, including master bedroom with walk in closet and ensuite bath. Kitchen and living area with custom blinds, tiled back splash and under cabinet lighting. Main floor laundry. Basement includes 2 additional bedrooms, spacious living and games area with granite top bar area and gas fireplace. Backyard is fully fenced with rough in for hot tub, gas BBQ hookup and covered deck. This home is complete from top to bottom.

MAIN FLOOR

Living Room	13'1"x15'8"
Dining Room	13'8"x10'9"
Kitchen	13'3"x12'10"
Master Bedroom	12'6"x11'10"
Bedroom	12'10"x10'5"
Bedroom	10'1"x9'11"
Bathroom	4-Piece
Ensuite	3-Piece

MAIN FLOOR

Recreation Room	13'1"x22'5"
Den	12'x15'8"
Bedroom	11'x13'
Bedroom	10'7"x13'
Bathroom	4-Piece
Utility	13'x10'7"

PARTICULARS

Sq. Ft.: 1,242 AG; 1,074 BG
 Taxes: \$3,935/2018
 Heat: Forced Air-Gas
 Gas Fireplace
 Cooling: Central Air, HRV

INCLUSIONS

Dishwasher, Built-in Microwave, Garage Door Opener, Hot Water Tank Owned, Smoke Detector

EXCLUSIONS

Fridge, stove, washer, dryer, pool table, bar fridge, chest freezer, play structure, window coverings, 3 TV's and wall mounts

