

# 15 Birchwood Crescent

## LISTING HIGHLIGHTS

### FILE NO. 4529 Residential Listing Near Rabbit Lake

#### Selling Features:

- Desirable neighborhood
- 60 feet of frontage
- Lot is 140 feet deep
- Fronting on the south side
- Views of Rabbit Lake

**Services:** Bus service, cable, garbage pickup, high speed internet, hydro, natural gas, telephone

**Taxes:** \$4,469.91 in 2022

**Access:** Valley Drive to Rabbit Lake to Birchwood Crescent

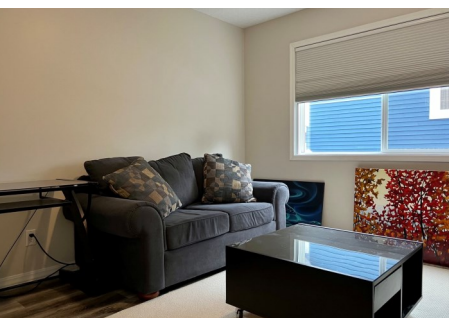
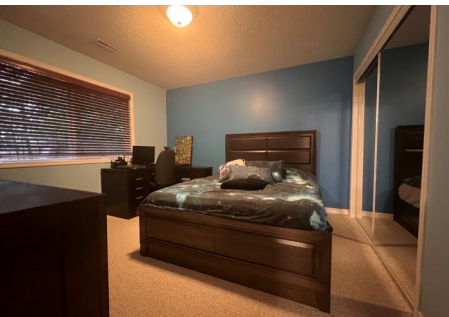


**Comments:** Built in 2005, this 4 bedroom/3 bathroom home is located in a highly desirable neighborhood in close proximity to Rabbit Lake, Garrow Park and beach, local schools, and a soccer complex... all within minutes to downtown Kenora! This modern open concept home features a total of +/- 2,400 square feet of living space over two above grade levels, a large upper deck located off the kitchen/dining area, central air, central vac, and in floor main level heat.

The home has seen many recent improvements such as a new shingled roof in 2020, new flooring, and a beautiful custom natural gas fireplace in the upper living room. There is lots of storage, all new lighting, an updated kitchen and new railings (with marble accents!) plus much more. The double stall attached garage is insulated and a great feature for any overflow gatherings of family and friends. On the main floor of the home, there is a large rec room with a perfect location for a wet bar - sink plumbed in and ready to go! There is tons of living space over the two levels and plenty of storage throughout the home. Don't miss out on a great opportunity to own this property that has been very well cared for and call this neighborhood your forever home. Inquire today!

**\$599,000**





### Improvements:

- Two storey home built in 2005
- Central Air, HRV system and Central Vac
- Forced air natural gas (includes in floor heating on the main floor)
- Fireplace (2022)
- New asphalt roof (2020)
- Freshly painted with upgraded lighting, flooring, window coverings, and staircase with marble accents (2022)
- Modern open concept kitchen and living room with walkout balcony (2022)
- 2 stall garage
- Lower level family room and den

### Additional Specs:



**4 BEDROOMS**



**3 BATHS**



**2,400 SQ. FT.**



**60 FT.**







SCAN ME

