



# 156 calaveras avenue

BARRHAVEN • 3 BEDS • 3 BATHS

This award-winning Bancroft model by Richcraft offers over 1700 square feet of finished living space. Lovingly maintained by original owners, this home's charming curb appeal includes an expanded driveway and a landscaped front garden.

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Hardwood floors appoint the open-concept living and dining room. Floor-to-ceiling windows draw in abundant natural light, and offer a view of the fully fenced backyard. The galley kitchen features a bar for additional seating, as well as a spacious casual dining area. The kitchen offers handy features such as a walk-in pantry, lots of counter space and pot lighting. Enjoy grilling on the backyard patio.

Upstairs, the master bedroom features a walk in closet and ensuite bath, complete with separate tub and shower. The master suite also offers private access to the loft, which is the perfect spot for a home office. Two additional bedrooms enjoy backyard views, and share access to a full bathroom with tub/shower. Downstairs, the finished basement expands your family's living space.

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Living Room	Main	19'2" x 9'11"
Kitchen	Main	11' x 8'6"
Dining Room	Main	10'7" x 10'4"
Eating Area	Main	9'9" x 8'6"
Partial Bath	Main	4'9" x 4'5"
Master Bedroom	Second	16'5" x 10'10"
4-Piece Ensuite	Second	11'5" x 4'11"
Walk In Closet	Second	4'6" x 4'5"
Sitting Room	Second	7'10" x 5'4"
Full Bath	Second	7'11" x 4'11"
Bedroom	Second	11'10" x 10'
Bedroom	Second	8'9" x 8'9"
Recreation Room	Lower	18'8" x 12'

Taxes \$3,466 / 2019

## Includes

White Refrigerator, Stove (as is), Dishwasher, Microwave, Hood Fan, Washer, Dryer, Window Blinds, Drapes, Drapery Tracks, Light Fixtures, Basketball Rim, Two Automatic Garage Door Opener Remotes, Desk in Sitting Area.

## Features

- Fenced backyard with patio.
- Sunny loft, perfect for a home office.
- Walking distance to elementary and high schools, parks, and Chapman Mills Marketplace.
- Close to public transportation and the Strandherd Park & Ride.

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REAL ESTATE TEAM



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