



## 75 selhurst avenue

BARRHAVEN • 3 BEDS • 3 BATHS

This end-unit townhome offers open-concept living and proximity to all the amenities your family needs. Located on a quiet street, 75 Selhurst offers a single car garage and low-maintenance landscaping in the front yard.

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## 75 selhurst crescent

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Step into the tiled foyer, featuring a wide hall closet, powder room, and inside access to the garage. Warm hardwood flooring continues throughout the rest of the open-concept main level. The living room sees plenty of morning sunlight, and offers space to entertain around the gas fireplace. This family home is freshly painted throughout. The kitchen, equipped with a plumbed island and breakfast bar, extends your options for casual dining. Seat up to four at the breakfast bar, or enjoy a sit-down meal in the adjacent dining room. The kitchen comes complete with a walk-in pantry, and modern spring faucet. In warm weather, enjoy grilling on the back porch or dining al fresco on your interlock patio. The fully fenced backyard provides a private place to play and relax, and includes a garden shed for storage.



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Upstairs, the primary bedroom offers a deep walk-in closet and an ensuite bathroom. Relax in the large soaker tub, or prepare for the day in the spacious shower. Two secondary bedrooms each feature wide closets with upgraded doors. The bedrooms share access to the full bathroom, appointed with lots of vanity storage and neutral tiling in the tub/shower. For your convenience, this home offers second-floor laundry facilities.

Downstairs, the finished basement extends your family's living space. Featuring neutral carpeting and a large window, the possibilities for this flexible space are endless. Whether it's a family room, home office, or playroom, this level of the home is ready to adapt to your family's changing needs. Here you'll also find a large storage area for your seasonal items.



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Foyer	Main	14'10" x 4'11"
Living Room	Main	19'6" x 10'11"
Kitchen	Main	11'11" x 7'10"
Dining Room	Main	9'7" x 9'1"
Partial Bath	Main	6'9" x 3'4"
Primary Bedroom	Second	14'6" x 11'1"
4-Piece Ensuite	Second	11'1" x 6'11"
Walk-in Closet	Second	6'11" x 4'10"
Bedroom	Second	11'4" x 8'11"
Bedroom	Second	13'3" x 9'10"
Full Bathroom	Second	8'2" x 7'
Laundry Room	Second	6' x 5'2"
Family Room	Lower	18'2" x 16'11"
Taxes		\$3,591/2020

## Includes

Refrigerator in Basement, Stove, Hood Fan, Dishwasher, Washer, Dryer, Automatic Garage Door Opener, All Light Fixtures, All Window Coverings, Storage Shed.

## Features

- Fully fenced backyard with interlock patio and garden shed. Wiring and trenching for a hot tub are available.
- Freshly painted throughout.
- Hardwood floors on the main level, and neutral carpeting in all bedrooms.
- Full bathroom with lots of vanity storage.
- Second floor laundry room with storage.

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