



130 Hawkeswood Drive

RIVERSIDE SOUTH-MANOTICK • 4 BEDS • 3 BATHS • END UNIT

Welcome to 130 Hawkeswood Drive, a spacious and rarely offered 4-bed, 3-bath 2016 Trillium model by Claridge offering over 2200 square feet of living space. With many well thought out upgrades throughout, this house is one that is much to be desired.

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This tastefully appointed home features upgraded tiling in the foyer, kitchen, powder room, and en-suite bathroom as well as smooth finishes to the ceilings throughout. The mudroom with laundry is conveniently situated on the main floor and grants you access to the garage. The garage door features an LED external potlight which provides added light during the winter nights when arriving home after a long day.

Step into the open concept living and dining space which boasts oak hardwood flooring, faux wood blinds on each large window, and 9ft soaring ceilings that enhance the spacious living area. Cooking will be enjoyable and efficient in the modern bright eat-in kitchen which features stainless steel appliances, a gas stove, 42" high cabinets, granite countertops, and a newly installed deep Novani sink with a

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a stainless steel faucet. As an added bonus LED potlighting can be found in the kitchen and all bathrooms.

The primary bedroom on the second level features a walk-in closet and an incredible 5-piece ensuite with a marble design feel, including a large sunken tub, spacious double sink, and updated frameless glass shower. A linen closet, full bathroom, and 3 additional bright bedrooms compliment this spacious level.

Step down into the fully finished basement and discover the perfect multifunctional space that can be used as a family room, playroom, or home office. A generous gas fireplace creates a comfortable and cozy environment ideal for snowy nights-in. A large storage room can also be found in the basement, perfect for seasonal items.

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Enjoying the outdoors will be effortless at 130 Hawkeswood. Relax with your morning coffee on the large front porch. The landscaped backyard boasts a new composite deck with aluminum railing and a BBQ natural gas line hook up, perfect for entertaining family and friends during the summer months.

Some of the home's features also include central air conditioning and a central vacuum rough-in. With elementary and high schools, parks, and splash pads all within walking distance, this home is an ideal location for raising a family, first-time buyers, or savvy investors. Public transportation, restaurants, shopping, and pharmacies are all easily accessible and so much more to come in this up and coming neighbourhood.

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Living Room	Main	19'2" x 14'
Dining Room	Main	11'2" x 10'5"
Foyer	Main	12'3" x 6'
Powder Room	Main	6'10" x 2'10"
Mud Room	Main	6'10" x 5'10"
Kitchen	Main	13'2" x 8'3"
Primary Bedroom	2nd	17'4" x 10'3"
5-Piece Ensuite	2nd	11'10" x 8'4"
Walk-in Closet	2nd	7'1" x 4'10"
Bedroom	2nd	12'1" x 8'6"
Bedroom	2nd	11'11" x 9'
Bedroom	2nd	11'3" x 9'10"
Full Bathroom	2nd	7'9" x 6'4"
Family Room	Lower	18' x 16'5"

Includes

Dishwasher, Microwave/Hood Fan, Stove, Refrigerator, Washer, Dryer, Drapery Tracks, Window Blinds

Features

- Landscaped backyard with a brand new deck and natural gas BBQ line hook up
- Stainless steel appliances, granite countertops, gas stove, new Novani sink with stainless steel faucet
- 5-piece ensuite with marble design feel, sunken tub and frameless glass shower

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