



1053 Helena Street

Front Foyer

- Easy care tile flooring
- Keyless entry

Primary Bedroom

- Hardwood flooring
- Large west facing window
- Sliding door, mirrored closet

Living Room

- Large north and west facing windows
- Hardwood flooring
- Open concept overlooking kitchen

Kitchen

- Shaker style cabinetry with black hardware
- Stone backsplash– neutral colour
- Laminate counter tops – neutral colour
- Travertine tile flooring
- Pot lighting
- Stainless steel appliances (refrigerator, stove, built in microwave)
- North facing window overlooking side yard
- Back door entry to yard
- Hall closet for extra storage space

Bathroom - 4Pc

- Updated
- White vanity
- Wainscotting throughout
- Easy care ceramic tiles – neutral tone

Bedroom #2

- Hardwood flooring
- Large east facing window

Lower Level

Recreation Room

- Luxury vinyl flooring (2024)
- Windows
- Gas fireplace embedded in stone feature wall
- Pot lighting
- Double door hall closet for extra storage space
- Cold cellar, enclosed with 30" steel door (2024)
- Stacked washer & dryer – white
- Laundry sink

Bedroom #3

- Luxury vinyl flooring
- Large west facing window

Bathroom - 4Pc

- Updated
- Chocolate brown vanity
- Easy care tiles

Utility Room

- Furnace – Goodman - owned
- Hot water tank – Rheem - owned
- Separate side entrance into the spacious garage with private entrance into lower level suite

Exterior

- Pool sized, private fully fenced backyard and side yard
- Interlocking stone patio in rear yard



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General

- Neutral paint throughout
- Zoning supports accessory apartment.
Application process attached to the listing.
Buyer to do own due diligence.
- Owned hot water heater (2024)
- Roof - 2013
- Garage door opener with remote
- Sump pump (2024) - 25 year warranty
(workmanship and materials)
- Cold room has 30" steel door (2024)
- Front of house has been professionally
waterproofed by Direct Waterproofing (2024)
- New concrete staircase leading to front door,
with glass railing. (2024)