



# 1053 Helena Street

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## Front Foyer

- Easy care tile flooring
- Keyless entry

## Primary Bedroom

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

## Living Room

- Large north and east 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

- Laminate flooring
- Windows
- Custom cabinetry – white
- Gas fireplace embedded in stone feature wall
- Pot lighting
- Double door hall closet for extra storage space
- Cold cellar
- Stacked washer & dryer – white
- Laundry sink

### Bedroom #3

- Wide plank laminate flooring
- Large west facing window
- Fits larger furniture

### Bathroom - 4Pc

- Updated
- Chocolate brown vanity
- Easy care tiles

### Utility Room

- Furnace – Goodman - owned
- Hot water tank – Rheem - owned
- Separate side entrance into the 1.5 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

## Exclusions

- Tenant possessions including window coverings and light fixtures