



115 Daugaard Avenue, Paris

Property Overview

- Losani Tuscan Model - Stunning Bungalow
- 1674 Sqft finished floor space
- 1674 Lower level unspoiled floor space
- 3 Bedroom, 2 bathroom
- Situated on a premium 0.43-acre lot

Foyer

- Spacious front foyer
- Extra-large polished, porcelain tile
- Double door, spacious hall closet

Bedroom / Office / Den

- Large arched window - loads of natural light
- Vaulted ceilings
- Wide plank hardwood flooring
- Large closet space

Dining Room

- Wide plank hardwood flooring
- Large window with custom California shutters
- Modern upgraded lighting - June 2026

Kitchen

- Spacious open concept
- Views of professionally landscaped rear yard + forested green space
- Extra-large polished, ceramic tile
- Quartz counters with breakfast bar overhang
- Large, undermount sink
- Custom built in microwave shelf
- Pot lights
- Extended height shaker style cabinetry, sleek grey tone
- Loads of storage space
- Stainless steel Kitchen Aid multi door refrigerator, with built in water dispenser and ice maker
- Stainless steel Kitchen Aid dishwasher in island
- Stainless steel Kitchen Aid oven with modern stainless steel range hood
- Extra-large island, with seating for 3
- Eat in kitchen dining area
- Modern upgraded pendant lighting - June 2026
- Sliding doors leading to covered, porch overlooking beautiful, landscaped, fully fenced, tree-lined backyard

Great Room

- Open concept
- Wide plank hardwood flooring
- Wall of windows with custom California shutters
- Pot lights
- 3 sided, modern gas fireplace

Main Bathroom 4Pc

- Stylish, modern vanity
- Extra-large polished, ceramic tile
- Tub/shower combination finished with tile surround

Primary Bedroom

- Wide plank hardwood flooring
- Large walk-in closet
- Large window with custom California shutters
- Access to 3 pc modern ensuite

Ensuite Bathroom - 3 Pc

- Stylish, modern vanity, neutral tile
- Large vanity with ample storage
- Large walk in glass enclosed shower with seating
- Shower niche recessed into shower wall

Bedroom 2

- Wide plank hardwood flooring
- Large walk-in closet
- Large window with custom California shutters

General

- 9 ft Ceilings (California knockdown finish)
- Hardwood staircase leading to an expansive unfinished basement awaiting your personal touch
- Modern square stair railing
- The lower level features large egress window, allowing for abundant natural light and future living space potential

Exterior

- Double car garage + driveway - Parking for 4
- Fully fenced, gated rear yard
- Newly installed concrete pad, ready for custom shed - 2025
- Dining alfresco on the covered outdoor patio with room to entertain

Extras

- 9 ft Ceilings throughout
- Enercare - tankless hot water heater - owned
- Rough in for Central Vac
- Rough in for bathroom in basement
- Heat recovery ventilators (HRV system)
- Keypad/ GDO remote
- Access to separate staircase from interior of the garage direct to the lower level
- Extra-large, almost 1/2-acre lot, tree lined and fully fenced
- Convenient main floor laundry with stackable Maytag front loading washer and dryer + laundry tub