

Feature Sheet 3859 Epsom Drive

- Cedar Hill Golf Course, Rec Centre & trails at the end of a quiet dead end street.
- Walking distance to grocery stores and all the amenities this great neighbourhood has to offer.
- Central location on a major bus route around the corner.
- Large welcoming entry with a curved staircase.
- Main level has almost 1600 SF of great living space including 3 bedrooms upstairs, family room, covered deck, plus an office/bedroom down.
- Master with walk-in closet, 4pc ensuite with separate shower and bath.
- Kitchen open to the eating nook and family room with a gas fireplace.
- Cover large deck off the kitchen with gas hook-up.
- Formal inline dining room and living room with gas fireplace.
- The downstairs office/bedroom has a 2pc bathroom and is separate from the rest of the house. This worked well for an office.
- Mortgage helper with a bright 2 bedroom in-law suite fully self contained, above ground. This makes this home perfect for 2 families.
- You will enjoy the back yard with a large patio over 700 SF, fruit tree and lots of space for children and pets to play and still room for gardening.
- The 2 car garage has been reduced in size, room for one regular vehicle and one small car but now has the extra space for storage or a work shop.
- Extra parking for an RV or cars along the side of the house.