



39 GLENGARRY ROAD

BRANTWOOD PARK

Walk to the waterfront! Steps from Brantwood Park and a short stroll to the Canal. This generous home on Glengarry features key architectural elements and a private backyard entertaining area. From the outside you will be intrigued, from the front door you will be excited, and once you experience the main floor you will be ready to move in! A feature wall of windows in the main floor addition ties intelligently into the original home and has key items like a mudroom, oversized garage, main floor bathroom, and private main floor office! The upper level has a recently renovated family bathroom and bedrooms and the basement hosts additional living spaces and 3 piece bath! Welcome home!

\$1,400,000

MLS: 1199806

Property Type:
Detached, 2 Storey

Bedrooms: 3

Bathrooms: 3

MARLAND TEAM | **613.238.2801** | **robmarland.com**

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The information in this document is believed to be accurate but is not warranted

ROYAL LEPAGE
Performance
Marland Realty, Brokerage
#RE/MAX/ROYAL/LEPAGE

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	12'5" x 5'
Office	Main	11'10" x 20'11"
Kitchen	Main	15'5" x 11'9"
EatIn	Main	12' x 7'3"
Dining Room	Main	14'7" x 14'8"
Living Room	Main	13' x 21'9"
Gear Room	Main	7'6" x 6'10"
Bathroom	Main	2 Piece
Principal Room	Second	13'6" x 10'11"
Bedroom	Second	10'11" x 11'2"
Bedroom	Second	12'1" x 9'6"
Bathroom	Second	3 Piece
Gym	Basement	14'9" x 112'8"
Den	Basement	9'3" x 9'6"
Laundry Room	Basement	12'9" x 5'7"
Bathroom	Basement	3 Piece

INFO:

- Closing Date: TBD
- 2020 Property Tax Amount: \$6,686
- Lot Size: 52.49 ft X 95 ft

INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove
- Hot Water Tank

HIGHLIGHTS:

- In-floor radiant heating
- Feature Window Wall
- Main Floor Addition





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TOP 1% FOR ROYAL
LEPAGE IN CANADA*

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