



## 2102 BLACK FRIARS ROAD

### CARLINGWOOD

This well cared for Carlingwood home is brimming with upgrades and renovations! The kitchen is awesome and features large windows with views of your rear garden oasis. The living and dining rooms will be the anchor of many future fun gatherings! There is a calming rear addition perfect for cozying up with a book or perhaps yoga! The second floor has four bedrooms- yes that is correct and a full renovated bathroom featuring marble accents. The basement is fully renovated with extra three piece bathroom, separate laundry room that will have you excited about doing laundry and a family room that will be enjoyed! Garage has been extended with a custom work shop and potting bench! Start planning your summer staycation now!

\$945,000

**MLS: 1228999**

Property Type:  
Detached, 2 storey

Bedrooms: 4

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  
#REBROKER101642070

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ROOMS	LEVELS	DIMENSIONS
Living Room	Main	13' x 15'4"
Dining Room	Main	12' x 13'7"
Kitchen	Main	10'2" x 11'2"
Bathroom	Main	2 Piece
Family Room	Main	9'6" x 13'5"
Bedroom	Second	10'1" x 11'9"
Bedroom	Second	8'9" x 11'7"
Primary Bedroom	Second	12'4" x 13'5"
Full Bathroom	Second	Full Bathroom
Bedroom	Second	10'5" x 9'4"
Laundry Room	Basement	
Bathroom:	Basement	Full Bathroom
Rec Room	Basement	23'4" x 13'2"

### INFORMATION:

- Property Taxes: \$5,568.15
- Lot Size: 50 ft x 98 ft
- Closing Date: TBD

### INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove

### RENTAL ITEMS:

- Hot Water Tank





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TOP 1% FOR ROYAL  
LEPAGE IN CANADA\*

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