



112 SPRINGFIELD RD

LINDENLEA

Within walking distance to great schools and the Rockcliffe Library and only a short stroll to the best of Beechwood Village! This center hall plan home is proudly presented and ready for its next chapter! The main floor offers formal living and dining rooms, guest bath, and a family-sized kitchen that opens to the perfect flex space for eating or family fun! Upstairs there is a great principal bedroom and secondary bedrooms with large full bath! The bonus is the basement - offering an additional bathroom and finished space perfect for rec room adventures or extra guests! The large deck and private gardens help make your move to Springfield simple!

Property Type:
Detached, 2 Storey
Bedrooms: 3
Bathrooms: 3

MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

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ROYAL LEPAGE
Performance
Marland Realty, Brokerage
#REPRESENTED AND OPERATED

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	3'7" x 3'7"
Living Room	Main	11'3" x 21'0"
Dining Room	Main	9'6" x 12'8"
Kitchen	Main	15'1" x 11'11"
Eating Area	Main	8'0" x 15'0"
Mud Room	Main	7'1" x 6'9"
2 Piece Bath	Main	4'5" x 4'10"
Primary Bedroom	Second	11'8" x 11'3"
Bedroom	Second	8'1" x 10'1"
Bedroom	Second	9'1" x 14'11"
4 Piece Bath	Second	8'0" x 8'1"
Rec Room	Basement	20'3" x 10'8"
3 Piece Bath	Basement	7'11" x 5'0"
Storage	Basement	7'8" x 21'10"
Laundry	Basement	11'1" x 9'6"

INFORMATION:

- 2022 Property Taxes: \$8,485
- Closing Date: TBD
- Lot Size: 70' x 70'

INCLUSIONS:

- Refrigerator
- Stove
- Dishwasher
- Built-in Microwave
- Washer
- Dryer
- Window Blinds

EXCLUSIONS:

- Entranceway and Primary Bedroom Mirrors



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