



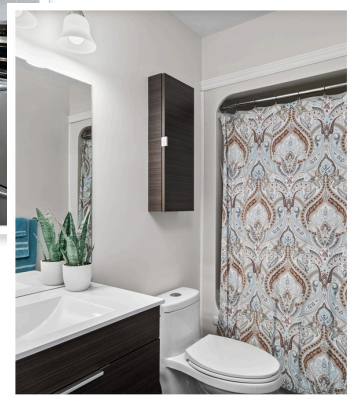
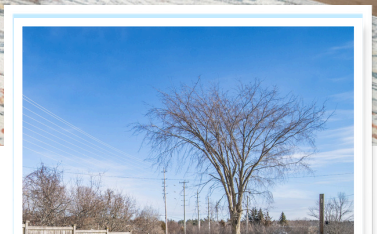
93 ROSE ABBEY DR

3 BEDROOM + DEN - 1.5 BATH - 1231 SQ FT

charming east-end townhouse that perfectly balances comfort and convenience. Offering 3 bedrooms plus den and 1.5 bathrooms, making it an ideal choice for families or those seeking extra space. The recently updated kitchen (2022) boasts fresh countertops, stylish backsplash, and beautifully refaced cabinets. This home combines modern updates, comfortable living spaces, and a fantastic location – making it the perfect place to call home!.

FEATURES DETAILS

- ✓ **New plumbing**
- ✓ **Updated Kitchen**
- ✓ **No rear Neighbors**
- ✓ **Open Concept**
- ✓ **Great Location**
- ✓ **Updated Bathroom**



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FEATURES DETAILS & UPDATES

- Fresh Paint 2020
 - Inside access to garage added 2020
 - New plumbing 2020
 - opened up kitchen into dining/living 2020
 - new flooring on main level 2020
 - New lighting throughout 2020
 - Kitchen updated 2022 (Counters, backsplash, refaced cabinets)
 - Close to trail
 - No rear neighbors
-
- 2 Minutes to the grocery store
 - 2 minutes to the Waaban Crossing
 - 4 Minutes to the Riverview Shopping Centre
 - 5 Minutes to RMC and Fort Henry
 - 6 Minutes to highway 401

Average Hydro Costs \$135/Month
Average Gas Costs \$105/Month
Average Water/Sewer Costs \$90/Month
Taxes \$260/Month (\$3,112.93 Annually)

Information is to the best of the Sellers knowledge and should be verified by the Buyer.



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