



2098 BLACK FRIARS RD

CARLINGWOOD

Welcome to one of the best bungalows on Black Friars! Well cared for and renovated 3 bedroom bungalow featuring formal living and dining rooms and family sized kitchen with updated family bath on the main level. The basement is a bonus! Hosting a large family room, laundry room, and additional 3 piece bath. The best of this Black Friars bungalow though is the multi season sunroom across the back of the home, bettering all your staycation experiences! Say yes to the private driveway and garage and get ready to move in!

\$845,000

MLS: 1258414

Property Type:
Detached, Bungalow

Bedrooms: 3

Bathrooms: 2

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



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ROOMS	LEVELS	DIMENSIONS
Living Room	Main	18'11" x 12'7"
Dining Room	Main	8'7" x 12'7"
Kitchen	Main	12'11" x 9'8"
Bedroom	Main	11'11" x 10'2"
Bedroom	Main	10'10" x 8'8"
Bedroom	Main	11'3" x 8'8"
Full Bathroom	Main	7'9" x 4'10"
Sun Room	Main	14'5" x 10'6"
Family Room	Basement	30'1" x 10'5"
Den	Basement	13'3" x 9'2"
Bathroom (3 Piece)	Basement	4'11" x 8'
Laundry Room	Basement	13'3" x 9'2"

INFORMATION:

- 2021 Property Tax Amount: \$5,977.00
- 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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