



# 27 Hazelden Lane

## Of Note

**2010 Taxes:** \$6,077.00

**Possession:** July 29, 2011 (Flexible - somewhat)

**Property Size:** 81.62' x 124.32' x Irreg.



*Asking:*  
**\$469,900**

*For Further Information Or A Private Showing Contact . . .*



**LIBBY SEABROOK**

Sales Representative

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# *Absolutely Stunning!*

## *Spotlessly Clean. Perfect Condition.*

- *2 + 2 bedroom Harasym Built Ranch in Hazelden North*
- *Freshly painted; newer hardwood; 9' ceilings; crown moldings; lovely perennial gardens with pond; fenced yard backing onto parkland*
- *2,300 Sq. Ft. on main level; 700 finished in lower*
- *Light filled - Transom windows inside and out*
- *Two entrances to delightful patio and lovely garden area with pond at rear of property, overlooking parkland*
- *California shutters and newer window coverings remain*
- *Relayed interlocking brick driveway*
- *Gracious foyer leading to a marvelous family room with gas fireplace*
- *Master Bedroom has entrance to deck and a simple wonderful ensuite with a huge window opening to the park*
- *Beautifully finished lower level with 2 bedrooms; a full bathroom and family room with deep windows*
- *This is just a marvelous floor plan and is a perfect 10!*

## **Approximate Room Dimensions**

### **Main Level**

|   |              |          |             |
|---|--------------|----------|-------------|
| <i>Foyer.....</i>                       | <i>24'6</i>  | <i>x</i> | <i>8'0</i>  |
| <i>Living Room .....</i>                | <i>15'9</i>  | <i>x</i> | <i>11'4</i> |
| <i>Dining Room.....</i>                 | <i>14'0</i>  | <i>x</i> | <i>11'4</i> |
| <i>Kitchen (Eat-In) .....</i>           | <i>22'6.</i> | <i>x</i> | <i>11'4</i> |
| <i>Family Room with Fireplace .....</i> | <i>18'0</i>  | <i>x</i> | <i>13'4</i> |
| <i>Den or Office .....</i>              | <i>10'4</i>  | <i>x</i> | <i>10'0</i> |
| <i>Master Bedroom.....</i>              | <i>17'0</i>  | <i>x</i> | <i>11'4</i> |
| <i>Bedroom.....</i>                     | <i>12'6</i>  | <i>x</i> | <i>10'0</i> |
| <i>Laundry .....</i>                    | <i>11'10</i> | <i>x</i> | <i>7'0</i>  |

*4 Piece Bathroom*

*4 Piece Ensuite*

### **Lower Level**

|                         |             |          |             |
|-------------------------|-------------|----------|-------------|
| <i>Great Room .....</i> | <i>19'6</i> | <i>x</i> | <i>13'6</i> |
| <i>Bedroom.....</i>     | <i>12'6</i> | <i>x</i> | <i>11'3</i> |
| <i>Bedroom.....</i>     | <i>12'0</i> | <i>x</i> | <i>11'0</i> |

*3 Piece Bathroom*

*All room measurements are approximate and should be verified by the Purchaser*