



2352 Bossert Ave | 509,900



MURRAY BROWN

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Check out this 4 bedroom home in Brocklehurst with an amazing modern open space that will make coming home feel great. This 2 storey home includes 3 bedrooms on main level. Master includes walk-in closet, 3 piece en-suite and a large south facing exposure to brighten up each morning. Kitchen is open design, with eating bar attached and perfectly place to take advantage of a formal meal with friends or watching the game while preparing a meal. Living room includes a gas fireplace large bay windows and access to a 12 foot sundeck with gas bbq hookup 4th bedroom is located in the basement off the large rec-room with separate 4 piece bath. The laundry, could easily made into a shared lockout style and the recroom bedroom and bathroom could be renovated easily into a 1 bedroom family suite. Double car garage with r/i vac. Central AC and forced air heating with bonus 4 foot crawlspace. Extra parking on a long 50 foot concrete driveway. Fully fenced with grass and underground sprinklers. Just 2 years old. The balance of New Home Warranty is transferred to new owner. This home is completely move in ready.

MEASUREMENTS

Bedroom	10'7" x 10'1"	Garage	21'0" x 18'0"
Bedroom	9'10" x 10'10"	Kitchen	10'2" x 10'4"
Bedroom	10'0" x 9'11"	Laundry	6'11" x 5'10"
Dining	12'2" x 10'4"	Living	13'4" x 18'8"
Family Room	13'3" x 22'4"	Mast BR	12'7" x 12'11"
Foyer	16'3" x 5'0"		



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