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**BACKYARD**

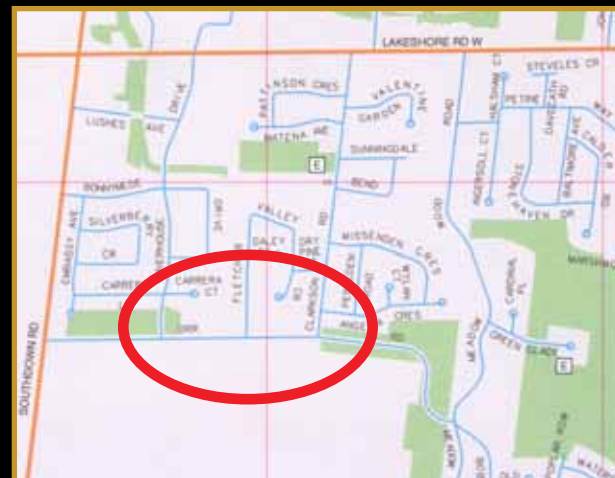
- Serenity Fish Pond
- Flagstone Patio
- Gazebo

**INCLUDE**

- All:
  - o Electrical Light Fixtures
  - o Window Coverings
    - California Shutters, Drapes, Blinds & Hardware
- 8 Appliances (2 Fridges, 2 Stoves, Dishwasher, Microwave, Clothes Washer & Dryer)
- Gas Fireplace (in Living/Dining Room)
- Electric Fireplace (in Recreation Room)
- Wardrobes (in Bedrooms 4 & 5)
- Inground Sprinklers
- Gazebo (in Backyard)
- Garage Door Opener w/Remote

**LEGAL INFORMATION**

Square Feet: 2,334 sq. ft. of Living Space  
 Taxes: \$3,477. / 2011  
 Property Size: 97 x 139 feet  
 Possession: Immediate



*Welcome to  
1879 Orr Road*



*A Picturesque 3 + 2 Bedroom  
Bungalow in Rattray Marsh*



**Susan Lancaster & Dennis Eldjarnson**

Broker

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# 1879 Orr Road

# Features



## MAIN LEVEL

### FOYER

- Very Spacious & Welcoming
  - Enough Room for all Your Friends & Family
- New Front Door with Keyless Entry (2010)
- Closet for Storage
- Ceramic Floor
- Window with California Shutters

**LIVING / DINING ROOM** (LIV) 14'0" x 13'2"  
(DIN) 11'10" x 9'2"

- Gas Fireplace
- Bow Window
  - California Shutters
  - Overlooking Wildlife Preserve
- Crown Moulding
- Upgraded Light Fixture
- Wood Floor



**KITCHEN** 15'10" x 10'7"

- Lots of Cupboards
- Windows
- Ceramic Backsplash
- Ceramic Floor
- 4 Stainless Steel Appliances
- Separate Eat-in Area



**MASTER BEDROOM** 13'7" x 10'7"

- Double Closet
- Window
- Wood Floor

**BEDROOM 2** 11'8" x 8'10"

**BEDROOM 3** 10'7" x 9'3"

- Closets
- Windows
- Wood Floor



### MAIN BATH

- Renovated 4 Piece
- Decorative Mirrors
- New Vanity
  - With Dual Under-Cabinet Sinks
- Window
- Ceramic Floor & Wall Accents
- Glassed in Shower
  - With Handheld Showerhead

## LOWER LEVEL

- Professionally Finished Lower Level
- Separate Side Entrance

**RECREATION ROOM** 22'5" x 10'8"

- Large and Spacious
- Electric Fireplace

**KITCHEN / LAUNDRY** 15'3" x 11'1"

- Cupboards
- Window & Sink
- Hot Point Fridge
- Hot Point Stove
- Samsung Front Load Washer
- Samsung Front Load Dryer
- Shower Stall



**BEDROOM 4** 22'6" x 11'4"

- Pot Lights
- Window
- Wardrobe
- Broadloom
- Crown Moulding

**BEDROOM 5** 14'1" x 11'1"

- Window
- Wardrobe
- Crown Moulding
- Broadloom



### 2 PIECE BATH

- Decorative Mirror and Light
- Window
- Ceramic Floor

### UPGRADES

- Roof (10)
- Gazebo (10)
- Air Conditioning (10)
- Samsung Front Load Washer & Dryer (10)
- Fridge & Stove (in Lower Level) (10)
- California Shutters (10)
- Electric Fireplace
- Front & Back Doors (10)
- Garage Door Opener
- Main Level Freshly Painted in Designer Tones (11)
- Inground Sprinkler System
- Renovated Main 4 Piece Washroom
- Driveway Resurfaced (11)
- Bedroom Doors (in Lower Level) (10)

