



*Delivering What Others Only Promise*

**Joyce Byrne's**  
**Real Estate Team**  
**Sutton** Sutton Group Preferred  
Realty Inc., Brokerage  
Independently owned and operated  
519-471-8888

**Offered At... \$309,900**

**1162 Foxhunt Road**  
**"Foxfield" MLS #: 571413**



**Type:** 2 Storey      **Possession:** February 29/2016 (Flex)  
**Lot Size:** 32.02 x 109.32      **Taxes:** \$3,502 (2015)      **Age:** 5 years  
**Heat/Cool/Electrical:** Hi Efficient Forced Air Gas Furnace , Central Air ,  
100 Amp Breaker Panel.  
**Home Inspection, Seller Property Information Statement & Survey Available.**



**Bedrooms:** 3  
**Bathrooms:** 2+1  
**Parking:** 1.5 Car Attached  
Garage with Inside Entry and  
Double Drive.  
**Inclusions:** Stainless Fridge,  
Stove & Dishwasher. Front  
Loader Washer and Dryer,  
Window Coverings & Swing  
Set Frame.  
**Exclusions:** Wall Mounted  
TV's & Mounts. Picture  
Shelves in Living Room &  
Pink Room. Swing(s) on the  
Swing Set.

Located in sought after Foxfield neighbourhood close to parkland, shopping, university, hospital and more! Situated on privacy fenced lot with 440 Sq.Ft. custom built sundeck. Open concept main floor with upgraded ceramic and maple hardwood. Cupboard laden kitchen with island, separate eating area and garden doors to yard. Convenient 2<sup>nd</sup> floor laundry. Master boasts walk-in closet, palladium window, custom built-in window seat and full ensuite. Cold cellar and storage room in lower plus lots of room for your home theatre. Built by Fusion Homes with excellent rating. Still under Tarion Warranty. **Move in immaculate and better than new!**



\*Purchaser to verify all information  
**(519) 471-8888**



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