



22 MEADOWGLEN BLVD

GEORGETOWN, ON

ROACH
family
REAL ESTATE TEAM



WELCOME TO GEORGETOWN

Welcome to one of Georgetown's best pockets! This beautiful 3 bedroom detached home offers 3.5 bathrooms and a ton of features you're going to love. Pulling up to your new home you'll love the curb appeal of this beautiful home with a welcoming wrap around covered porch; perfect for summer mornings with a cup of coffee, evenings with a glass of wine or a cozy space to read while the kids play at MeadowGlen Park across the street.





LIVING ROOM



- Pulling into the driveway you'll notice how spacious the driveway is and that you can easily fit 4 cars. Stepping inside the home you are met with a Foyer fit for a family. The large window makes this space bright & inviting, & the large double-door front closet offers plenty of space for seasonal jackets. Moving into your home you'll enjoy the large living room complete with hardwood floors and large front facing windows.





KITCHEN



- Towards the heart of your home you'll find a large dining room that can fit an expandable table for seasonal family gatherings or double as an eat-in kitchen for everyday use. The large windows bring in even more natural light and overlook the large backyard, while a door leads to the landscaped natural stone patio. Perfect for outdoor dining and barbecuing. Attached to the dining room is the updated white kitchen which boasts a breakfast island with pot drawers and matching appliances & lots of counter space for meal prep, making cookies and memories.



DINING ROOM







- Heading upstairs you will find three spacious bedrooms. The 3rd bedroom boasts enough space for a double bed, a desk and a spacious single closet. The second bedroom offers a bit more room and a double door closet and both bedrooms share a 4-piece Jack and Jill bathroom. The large primary bedroom is fit for a king....bed, while still leaving room for bedroom furniture. The large bright windows bring in a ton of light and the generous walk-in closet gives you tons of storage for all your shoes and hats. The 4-pc ensuite with a large separate shower and deep soaker tub offer modern conveniences not found on many parts of town. The large second floor laundry room offers room for your side-by-side washer and dryer while leaving space for ironing, hanging racks or shelving should you choose.







IN-LAW SUITE





- Heading into the basement you will be wowed by the use of space in this large 1 bedroom in-law suite...and yes, it has it's own separate entrance too! The layout down here is a perfect use of space with it's L-shaped design. Coming into this unit from the outside you'll love the large foyer and huge front closet. Something rarely even found in a condo apartment. Walking through you'll find an elegant 3-piece washroom with large corner shower.







- Continuing on, on your right you'll come to a very spacious kitchen with rich dark cabinets, stamped aluminum backsplash and stainless steel appliances. To your left is the spacious dining room, fit for a round four person table. Next is the very spacious and comfortable living room with enough room for a couch, love seat and your favourite TV chair....you might just forget you're in the basement. Finally you continue into the bedroom which boasts a queen size bed, double door closet, under stair storage and evening an in-suite washer and dryer!







- With a park right across the street, a 5 year new roof and a short distance to the GO station and downtown, you're going to love everything about his home AND this neighbourhood.







10 THINGS WE LOVE ABOUT OUR HOME

1. The Community - great neighbourhood, friendly people who meet for events like Canada Day fireworks
2. The In Law suite - Separate entrance, laundry and large windows
3. Second floor laundry - No carrying baskets up and down stairs
4. Large, comfortable, open family room
5. Updated, spacious kitchen with island
6. Oversized single car garage
7. Jack and Jill bathroom
8. Large master ensuite bathroom
9. Custom stone patio in backyard with firepit
10. Large driveway, can fit 4 cars





MEADOWGLEN PARK

TOWN OF HALTON HILLS REC & PARKS DEPT.



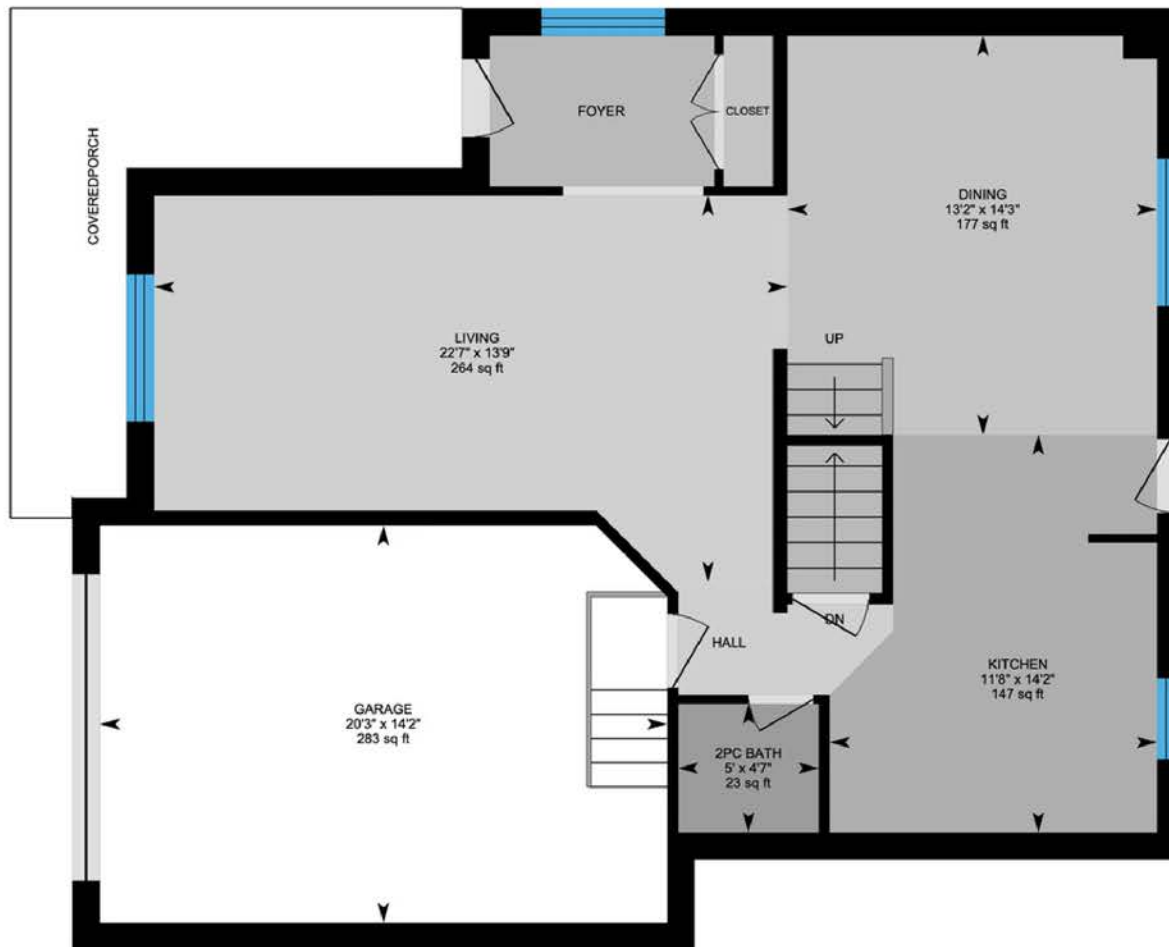
PROPERTY DETAILS

YEAR BUILT	2003
SQUARE FOOTAGE	1838 sqft plus 886 sqft in basement
PARKING	4 +1 - Double wide driveway & single car garage
INCLUSIONS	Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings
PROPERTY TAX	\$4754
ROOF	2018
FURNACE	2006
AIR CONDITIONER	Central Air 2006
IDEAL CLOSING	Flexible
PUBLIC SCHOOLS	GLEN WILLIAMS English Track JK-Grade 5 CENTENNIAL English Track/ French Immersion Grade 6-Grade 8 GEORGETOWN DISTRICT English Track/French Immersion Grade 9-Grade 12
CATHOLIC SCHOOLS	HOLY CROSS CES Regular Track JK-Grade 8 CHRIST THE KING Regular Track Grade 9-Grade12

FLOORPLANS

22 Meadowglen Blvd, Halton Hills, ON

Mainfloor Finished Area 853.04 sq ft
Unfinished Area 324.56 sq ft



FLOORPLANS

Upper Level



Second Floor





PROPERTY LISTED BY:



Andrew Roach
Broker | ext. 1



Lisa Roach
Sales Representative | ext. 2



Karim Ellis
Sales Representative | ext. 3



Purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. Although all details are believed to be accurate, we assume no responsibility for the information contained herein.

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www.itsfamily.ca