

# 85 LAURENDALE AVENUE

## WATERDOWN



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905.689.9223  
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# Welcome to 85 LAURENDALE AVENUE

What a backyard oasis! Gather with family and friends on the back deck and enjoy the beautifully maintained yard. This home features a finished basement with over-sized windows allowing for loads of natural light to come in, a newly renovated recreation room with a gas fireplace, bedroom, 4 piece bathroom, workshop and cold storage room. All mechanical has been updated: exterior doors, windows (approximately 28), furnace, a/c, shingles and sump pump(2019). Great location within minutes to highways, Aldershot GO, shopping, restaurants, schools and parks.



49.21 x 126.2 Feet



\$7,464.86 in 2020



4+1



3+1







This family home is situated on a beautiful lot (49' x 126') offering a private ravine setting. It is 2971 square feet plus offers a finished basement.





## Bright & Charming

The main level features crown moulding, formal living room, dining room, family room with a gas fireplace and hardwood, powder room, laundry room and eat-in kitchen which overlooks the magnificent backyard.







## Great Flow

Cozy up by the fireplace for a movie night with family. Around the corner the winding hardwood stairs lead you to the upper level where you will find 4 huge bedrooms including the master bedroom with a sitting area, large walk in closet and ensuite along with an upper level computer niche.





# Room Measurements

## MAIN LEVEL

Eat in Kitchen	23'5" x 13'11"
Dining Room	14' x 11'
Living Room	15'9" x 11'
Family Room	17'1" x 11'3"
Bathroom	2-Piece

## UPPER LEVEL

Master Bedroom	22' x 14'
Ensuite	4-Piece
Bedroom	18' x 12'
Bedroom	15'8" x 11'1"
Bedroom	13'4" x 10'2"
Other (see Remarks)	10' x 9'8"
Bathroom	4-Piece

## LOWER LEVEL

Recreation Room	28'7" x 11'4"
Bedroom	14'7" x 10'10"
Workshop	
Bathroom	4-Piece







## Schools

Catholic Schools  
St. Thomas the Apostle Catholic Elementary School  
St. Mary Catholic Secondary School

Catholic Schools  
Mary Hopkins (JK-Gr.5)  
Flamborough Centre(Gr.6-Gr.8)  
Waterdown District High School





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