



# 39 Morgan Drive

CALEDONIA



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# Welcome to 39 Morgan Drive

Amazing opportunity in picturesque Caledonia. Located a short distance to schools, restaurants, shops and the beautiful Grand River. Great family home in a perfect location, just 30 minutes from Downtown Hamilton.

This is a 2-storey home with 3 bedrooms, 2.5 bathrooms and large principal rooms. The main floor offers a formal living room, with open concept kitchen and dining room that walks out to the backyard. Ideal for families looking for a fenced in yard with deck, gazebo and greenspace.

Additional features include: LeafGuard protection on upper level eavestroughs, Smart Thermostat, security system, R2000 home 2x6 walls increased insulation, central vacuum and updated furnace and A/C (2018).

 41.01 x 118.11 Feet

 \$3,953 / 2023

 3

 2+1



## Room Measurements

### MAIN LEVEL

Foyer	
Eat-in Kitchen	12' x 10'10"
Family Room	13'10" x 15'
Living Room	10'6" x 13'2"
Bathroom	2 Piece

### UPPER LEVEL

Primary Bedroom	14'3" x 13'10"
Ensuite	4 Piece
Bedroom	10'11" x 12'3"
Bedroom	10'10" x 10'7"
Bathroom	4 Piece

### LOWER LEVEL

Utility Room	
Laundry Room	

