# WELCOME TO 3553 Gladstone Drive







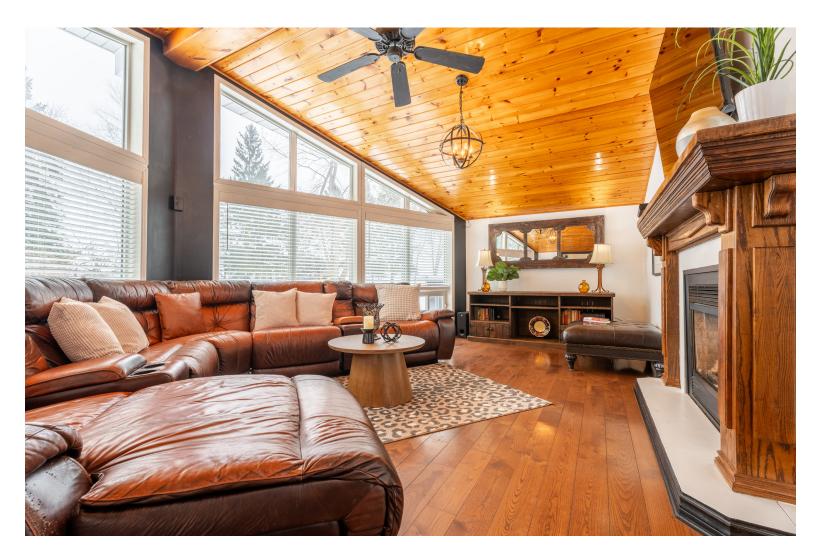
#### **Beautiful Location**

Nestled on two acres of picturesque land, this inviting two-bedroom ranch-style bungalow perfectly blends rustic allure with modern comforts.

Step inside to a bright and spacious living room, filled with natural light from the large windows, offering stunning views of the surrounding landscape, vaulted ceilings and a cozy gas fireplace.



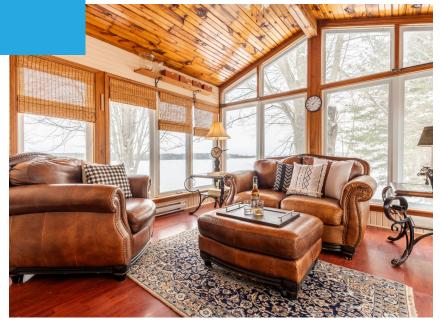












### Fanastic Layout

The living room flows seamlessly into the dining area. Adjacent to this is a delightful four-season sunroom offering views that look out to the beauty of nature year-round.







## Culinary Delight

The kitchen is well appointed with thoughtfully placed pot lights, stainless steel appliances, plenty of storage and natural light!!





# Comfort for All

The home features two inviting bedrooms on the main floor, providing easy accessibility and comfort. The primary bedroom opens up to a private deck, offering serene views. The third bedroom is located in the basement, offering added privacy and a cozy retreat.

Outside, a detached garage offers plenty of room for parking, storage, or a personal workshop, complete with a wood fireplace for added warmth.





## Peace of Mind

Recent upgrades include the furnace and roof (both replaced in 2019), updated basement flooring and added insulation in the sunroom, all ensuring long-lasting comfort and peace of mind.





#### Room Measurements

#### MAIN LEVEL

Family Room	27' x 17'
Kitchen	13'6" × 10'9"
Sunroom	12'6" x 12'
Primary Bedroom	16' x 12'
Ensuite	4 Piece
Bedroom	12' x 10'
Bathroom	4 Piece

#### LOWER LEVEL

Rec Room	31' x 26'
Bedroom	23' x 13'
Den	14' x 8'
Utility Room	14' x 8'
Bathroom	3 Piece



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