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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

258 Monticello Avenue, Bridlewood Trails \$2,700 / Month



Note: interior pictures before current tenant



MRS. JOAN SMITH

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Mrs. Joan Smith, daughter Victoria Smith, son-in-law Luc St-Hilaire, sales representatives

258 Monticello Avenue, Bridlewood Trails

- Move into this almost new (built in 2023) upgraded 2Storey town-home with 3 bedrooms, 3 baths and a beautiful open plan kitchen with island
- Walk to several parks including: Proudmore Romina Park and the Trans Canada Trail. Shopping is close by on Eagleson Road and Terry Fox Drive.
- Covered front porch and large tiled foyer with double closet, access to the two piece powder room and inside entry to garage
- Open plan great room with hardwood floors, 9 ft. ceilings, tall windows, recessed lighting and gas fireplace with mantel. Patio door to the backyard.
- Spectacular kitchen with tiled floors, quartz countertops, upgraded sink & faucet in large island with breakfast bar. Modern tile backsplash, many cabinets and recessed lighting. All stainless steel appliances are included.
- Neutral carpet on stairs and in all bedrooms
- Second level has a good-sized primary bedroom with ensuite with tiled double shower with glass door. Vanity with quartz counter-tops. Walk-in closet is spacious.
- Two other bedrooms have big windows, double closets, overhead lights & carpet.
- Main bath has tub/shower combination with vanity with quartz counter and sink.
- Lower level is spacious and has recessed lighting and deep window for natural light.
- Laundry in lower level, washer and dryer included.
- Additional storage room
- Central air conditioner

Included:

- **All Rooms:** Window Blinds
- **Kitchen:** Recessed Lighting. Fridge, Stove, Dishwasher, Microwave/Hoodfan
- **Great Room:** Recessed lighting
- **Bedrooms:** Overhead light fixture
- **Lower level:** Washer & Dryer

Tenant pays:

- water/sewer, gas, hydro, tankless hot water rental, phone/internet, cable

Main Level

Foyer: 10'7" x 5'5"
Powder Rm: 7'2" x 3'1"
Great Rm: 13'10"x 10'11"
Kitchen: 11'10"x8'3"
Eating: 8'8" x 8'3"

Second Level

Primary Bedrm: 13' x 12'11"
3 Piece Ensuite: 8'6" x 5'10"
Walk-in Closet: 6'4" 5'11"
Bedrm 2: 11'11" x9'6"
Bedrm 3: 10'1" x 9'4"
4-Piece Bath: 9'1" x 5'10"

Lower Level

Family Rm: 21'2 x 8'7"
Laundry & Utilities: 13'5"x7'6"
Additional storage room

Parking

One garage + 1 surface

General Information

Year Built: 2023 approx.
Lot size: Approx.
20.01'x98.43'

Foundation: Concrete
Heating: Forced air /
Natural gas
Water: Municipal
Sewer: Connected
Fireplace: 1-gas

Included:

Fridge, Stove, Microwave/
Hoodfan, Dishwasher, Washer,
Dryer, All Light Fixtures,
Auto Garage Door Opener,
Central Air Conditioner

Rented

Tankless Hot Water System

Possession Date

October 1, 2026 or To Be
Arranged

Call

For more info...

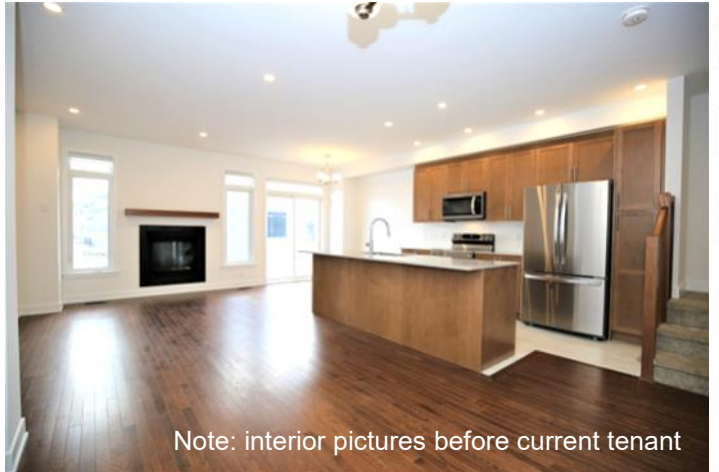
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RESULTS
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