

**\$525,000**

*The Details:*

**MLS: 202425944**

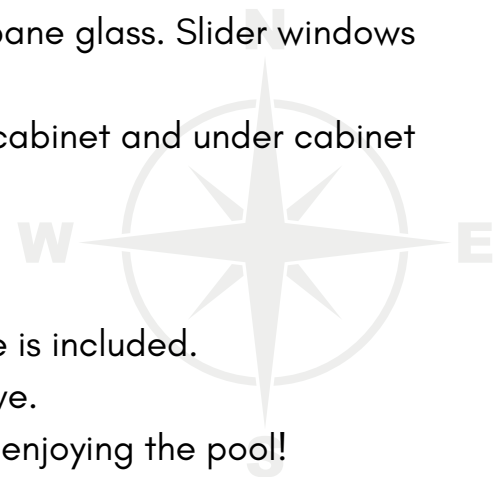
**63 JEWETT BAY  
4 BEDROOMS  
2.5 BATHROOMS  
SINGLE ATTACHED GARAGE**

## **OVERVIEW**

- Built in 1976
- 3 Level Split
- Total above ground: 1,349 sq feet
- Total living space: 1,704 sq feet
- 3 bedrooms upstairs
- Fourth bedroom in the lower level has an egress window and custom built-in shelves
- Newly rebuilt inground swimming pool (2024)
- 8 minute walk to River West Park School (K-8)
- Surrounded by abundant parks of River West Park

## **MAIN FLOOR**

- Vaulted ceilings
- Floor to ceiling windows
- All the windows in the home have been updated with triple pane glass. Slider windows are double pane.
- Custom kitchen renovation with granite countertops, above cabinet and under cabinet lighting.
- New wine fridge included (2024), unplugged.
- Maple hardwood floors + matte linoleum
- Updated gas fireplace. Wall mounted TV above the fireplace is included.
- Laundry on the main floor with custom storage cabinets above.
- 3-piece bathroom - convenient for guest to change in when enjoying the pool!
- All baseboards updated
- Custom drapery



**UPSTAIRS**

- Bathrooms updated. Toilets - comfort height, soft close and low flush
- Primary bedroom has a 2-piece ensuite
- Bedrooms above have ample sized closets

**LOWER LEVEL**

- Custom-built wall unit and fireplace. This was built at the same time as the kitchen renovations, by the same company
- Fourth bedroom also has built-in shelves and egress window
- Furnace room is roughed in for plumbing
- Fridge is included
- Hot water tank (2013)
- Furnace (2013). Last serviced 2 years ago....
- Air Conditioner (2013)

**EXTERIOR**

- Roof - approximately 11 years old
- Underground sprinklers, front and back
- Interlocking driveway
- Outdoor TV included (stored away for the season)
- Outdoor fountain included (currently stored away for the season)



**POOL DETAILS NEXT.....**

**POOL**

- 16' x 32' inground pool. Newly rebuilt in 2024 by Pool Pros
- New for 2024: Two new 32' length walls complete with concrete piers
- NW wall newly installed weeping tile
- SE side of pool has newly installed weeping tile with sump pump and 1" drain built into concrete
- New concrete pad on NW and SE walls
- New return lines
- New skimmer
- Resculpted sides and bottom
- New liner
- New coping (white strip that goes along the top of the pool)
- Gas heater - 3 seasons
- Pool pump + filter - 2 seasons
- Solar heating - approximately 6 years old
- Safety cover - for Fall/Winter - approximately 5 years old
- Pool equipment included
- Pool chemicals included (good for one year)
- All pool toys included (in the deck box)

**GARAGE**

- Partially insulated
  - Attic area for storage
  - Work bench staying + side cabinet staying
  - Brand new seal on garage door.
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- Interior furniture negotiable



*Yvette Ramos*