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Three Bedroom Bungalow in Tyandaga Oaks

Welcome to Tyandaga Oaks by Genesis Homes - an enclave of 91 luxury bungalow loft homes nestled among acres of woodland in Tyandaga.

This Tarlton floor plan features 1,805 square feet plus finished lower level. With three large bedrooms and four bathrooms, this spacious home offers generous room sizes and main floor primary bedroom and laundry for one level living.

Updates and improvements over the years include kitchen, flooring, windows, doors, attic insulation, mechanicals, shingles, eavestrough and more.

Backing onto stunning ravine and Upper Hager Creek, this bungalow sits on one of the best locations in Tyandaga Oaks.

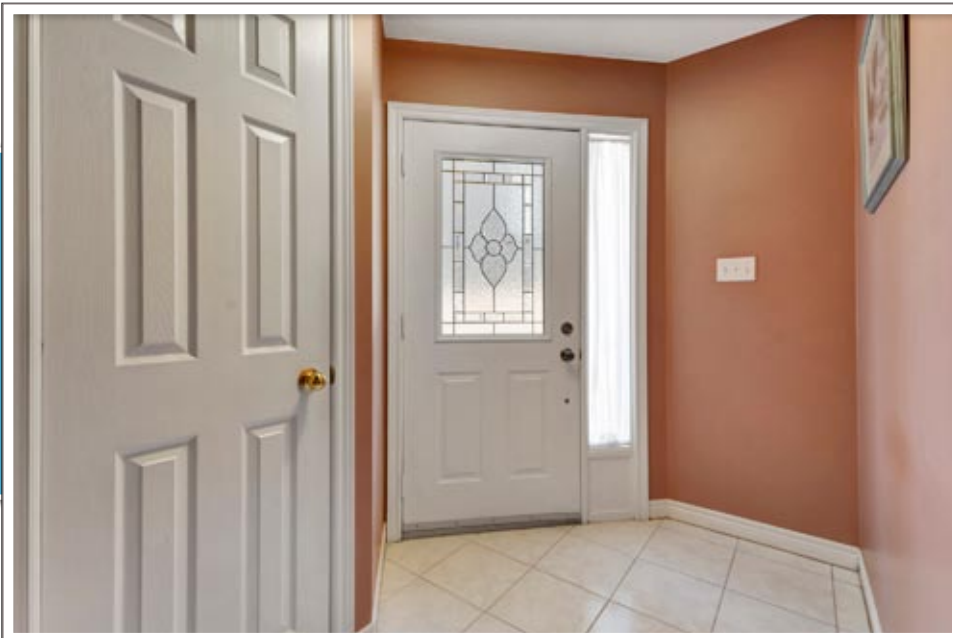
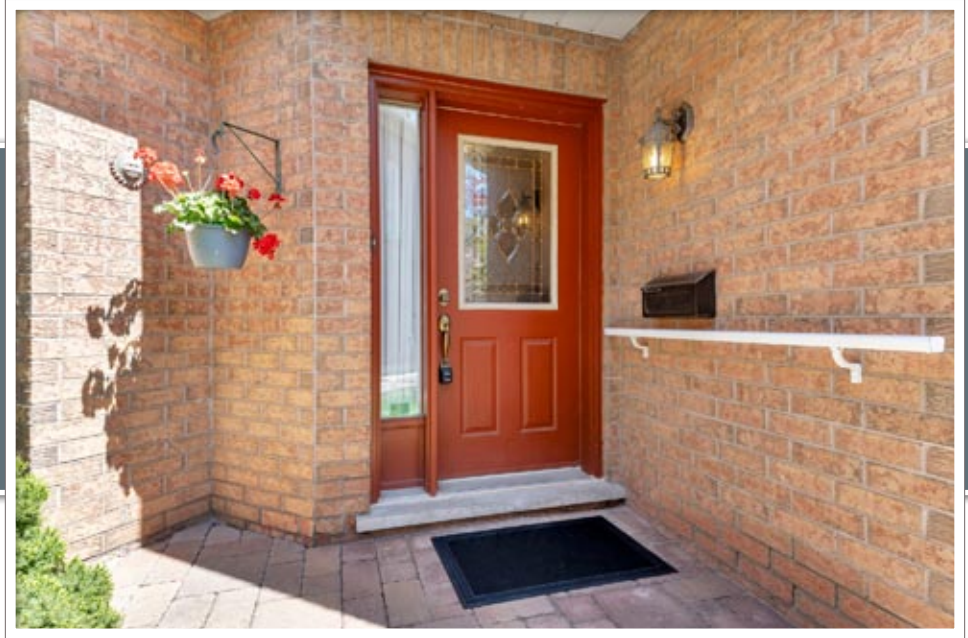
The location offers a balance between suburban tranquility and convenient urban living. Close to parks, golf and tennis clubs as well as providing easy access to major highways and public transportation. Nearby shopping plaza with cinema, restaurants, grocery store and more. The vibe of the neighborhood is welcoming and family-friendly, making it a great choice for those looking to settle in a community that offers both peace and accessibility.

Features and Highlights

- three bedrooms (plus fourth in lower level), four bathrooms
- Genesis Homes-built "Tarlton" floorplan (1,805 square feet plus lower level)
- spacious lower level (1,303 square feet) with family room, bedroom, office and plenty of storage
- main floor primary bedroom
- main floor laundry
- en suite with separate shower and jacuzzi tub
- updated kitchen (2009) with granite counter
- living room with vaulted ceiling and gas fireplace overlooking ravine
- double garage with door opener and inside entry
- interlocking drive and walkway (2010)
- beautiful deck (refinished 2022) with gasline for barbecue and electric awning
- stunning ravine lot backing onto Upper Hager Creek
- roof resingled (August 2023), eavestrough (2016)
- owned water heater (2022)
- furnace and air conditioner replaced in 2012
- insulation improved to R-60 (over home area) and R-40 (over garage)

Front Entrance

- welcoming first impressions
- sheltered entry



Foyer

- ceramic flooring
- lots of natural light
- coat closet in hallway and garage access

Central Hall

- ceramic flooring
- bright floor plan



Dining Room (22'10" by 13'0")

- coffered ceiling
- laminate flooring
- open to living room

Dining Room (22'10" by 13'0")

- chandelier
- coffered ceiling



Living Room (12'2" by 11'7")

- laminate flooring
- gas fireplace
- walkout to deck
- vaulted ceiling

Kitchen (10'0" by 11'3")

- laminate flooring
- granite counters
- tile backsplash
- updated in 2009

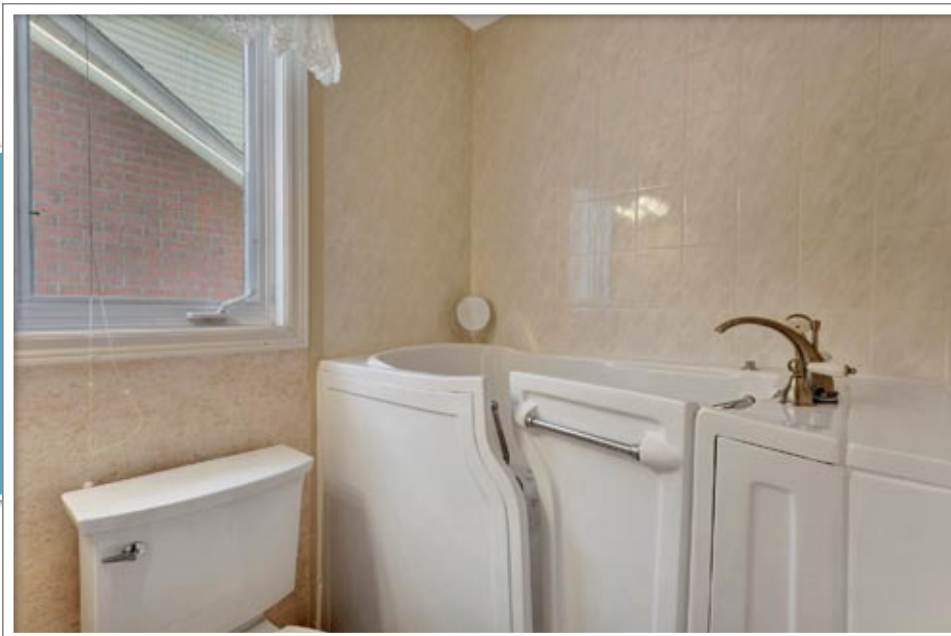


Breakfast Area (8'5" by 11'3")

- laminate flooring
- pantry cabinet
- large window for natural light

Main Bathroom (8'3" by 8'6")

- ceramic flooring
- neutral decor



Main Bathroom

- walk-in bathtub

Primary Bedroom (12'3" by 24'1")

- broadloom flooring
- two large windows
- full en suite



Primary Bedroom

- two double closets
- ceiling fan

En Suite

- ceramic flooring
- separate shower
- large vanity



En Suite

- jacuzzi tub
- large window overlooks ravine

Second Bedroom (10'11" by 12'3")

- laminate flooring
- double closet
- oversized window



Third Bedroom (13'0" by 17'3")

- broadloom flooring
- double closet

Third Bedroom Nook

- flexible space

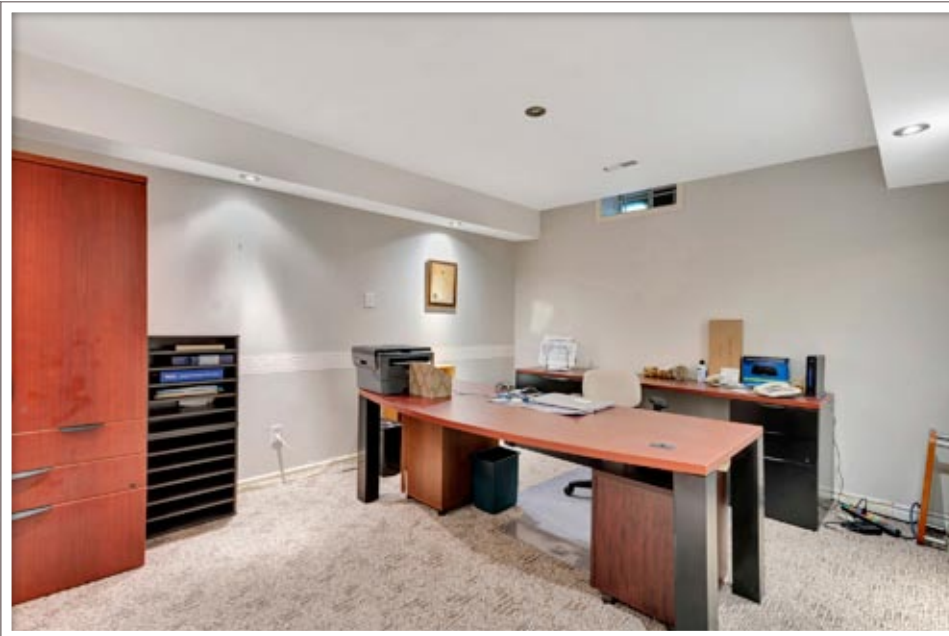


Loft Bathroom

- neutral
- tile flooring

Family Room (22'9" by 12'8")

- broadloom flooring
- storage cabinets



Office (14'4" by 11'8")

- desks and cabinet included
- broadloom flooring

Lower Level Bathroom

- two piece
- ceramic tile flooring



Storage-Utility Room (26'11" by 12'2")

- unfinished flooring
- lots of shelving included
- second fridge included

Deck

- large deck with electric awning
- refinished in 2022



Deck

- gas line with bbq (included)
- beautifully landscaped

Ravine Lot

- stunning backyard
- backing onto ravine and Upper Hager Creek



Ravine Lot

- one of the best locations in the Tyandaga Oaks community

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Garage Door Opener with Remote, Light Fixtures, Existing Window Treatments, Retractable Awning, Gas BBQ, Irrigation System, Hot Water Tank, Fridge in Basement, Desks and Cabinet in Lower Level Office, Two Stair Chairs, Shelving in Garage and Basement (except for three shelves)

Legal Description: UNIT 4, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 261

Square Footage: 1,805 square feet (plus 1,303 lower level)

Condo Fee: \$230 per month (common roadway maintenance)

Property Taxes: \$5,582 for 2023



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