



## 215 PARK STREET WEST DUNDAS

Charming character-filled home situated in the beautiful town of Dundas. Circa 1906, this 1276 square foot, 3 bedroom, 1.5 bathroom, 2-storey home offers a blend of old-world charm & modern conveniences. Features include an expansive covered front porch, hardwood flooring with handsome inlay, wainscoting, oversized trim & baseboards, upgraded lighting fixtures, an updated kitchen with white cabinetry/granite countertops/gas range/undermount lighting, office nook with built-in live edge desk & storage shelf (could double as a breakfast bar), pine plank flooring, updated main level laundry space with built-in shelving & bench seating (2020), updated main level powder room (2020), spacious primary retreat with double closets & stylish board & batten patterned accent wall, 2 additional bedrooms & an updated 4 piece bathroom to round out the upper level, an oversized rear deck for entertaining, rear shed & more. The unspoiled lower level is perfect for storage/utility. Updates include electrical on breakers, central air conditioning (2013), roof shingles (2015), furnace (2017), water line (2020), attic insulation (2021), & more. Excellent location just steps to the shops & restaurants along King Street West, schools, the Dundas Driving Park, the Dundas Valley Conservation Area, & so much more. Excellent opportunity - don't miss out!



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## MAIN LEVEL

Foyer	
Living Room	12'1" x 11'11"
Dining Room	11'7" x 11'
Kitchen	15'1" x 9'11"
Bathroom	2 Piece
Laundry	6'4" x 6'2"

## UPPER LEVEL

Primary Bedroom	12'7" x 10'9"
Bedroom	13'1" x 8'10"
Bedroom	10'7" x 10'
Bathroom	4 Piece

## LOWER LEVEL

Utility/Storage	22'7" x 13'6"
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## LEGAL INFORMATION

Lot Size	26.14 ft x 81.94 ft
Taxes	\$4,052.95 (2022)
Heating	Forced Air/Natural Gas
Cooling	Central Air Conditioning
Rental Equip	Hot Water Heater
Possession	To Be Arranged

Room sizes are approximate

## INCLUSIONS/EXCLUSIONS

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings/blinds/draperies, electrical light fixtures

Exclusions: TV mounting bracket in living room, bookcase in living room, floating shelves in bedrooms



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