

WELCOME TO

# 5 BERNEY CRESCENT



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Helping you is what we do.



# 5 Berney Crescent

## Main Floor

Foyer		<ul style="list-style-type: none"><li>• Bright and spacious</li><li>• Ceramic tile floor</li><li>• Single closet</li><li>• Double closet with organizers</li></ul>
Living Room	16'11 x 12'2	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Wood burning fireplace with wood mantle</li><li>• Crown moulding</li><li>• Picture window</li></ul>
Dining Room	12'10 x 9'9	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Wainscotting</li><li>• Open to kitchen and living room</li></ul>
Kitchen	17'6 x 14'6	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Binns designer kitchen by Rory MacLean</li><li>• Beckermann cabinetry</li><li>• Centre island with built-in wine rack and built-in table</li><li>• New stainless steel side by side refrigerator</li><li>• Double sink</li><li>• Pot lights</li><li>• Skylights</li><li>• Open concept to family room</li><li>• Walkout to large cedar deck and garden</li></ul>
Family Room	17'6 x 14'6	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• French doors</li><li>• Pot lights</li><li>• Walkout to large cedar deck and garden</li></ul>
Powder Room		
Broom Closet / Pantry		

## Second Floor

Master Bedroom	15'6 x 12'11	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• His and hers walk-in closet</li><li>• Overlooks garden</li><li>• Four-piece ensuite with jacuzzi tub and separate shower</li></ul>
Second Bedroom	14'9 x 10'6	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Closet</li></ul>
Third Bedroom	12' x 8'10	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Large closet</li><li>• Currently used as television room</li></ul>

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Fourth Bedroom	11'3 x 8'3	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Closet</li><li>• Modern track lighting</li><li>• Overlooks garden</li><li>• Currently used as office</li></ul>
Reno'd Four Piece Bathroom	7'2 x 7'	
Laundry Room	8'10 x 5'10	
Linen Closet		

## Lower Level (Separate side entrance)

Mudroom		<ul style="list-style-type: none"><li>• Double closet</li><li>• Built-in shelves</li><li>• Tiled floor</li></ul>
Television Room	15'10 x 10'10	<ul style="list-style-type: none"><li>• Wainscotting</li><li>• Pine floor</li><li>• Pot lights</li></ul>
Recreation Room	16'8 x 14'10	<ul style="list-style-type: none"><li>• Laminate Wood Floor</li><li>• Above grade windows</li><li>• Pot lights</li></ul>
Fifth Bedroom	12'2 x 10	<ul style="list-style-type: none"><li>• Laminate Wood Floor</li><li>• Double closet</li><li>• Pot lights</li></ul>
Office / Work Room	10'2 x 8'6	<ul style="list-style-type: none"><li>• Concrete floor</li></ul>
Storage Room	9'7 x 7'	
Utility Room	11' x 7'6	
Two Piece Bathroom		

Offered for sale at \$1,249,000

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## Features of this Home

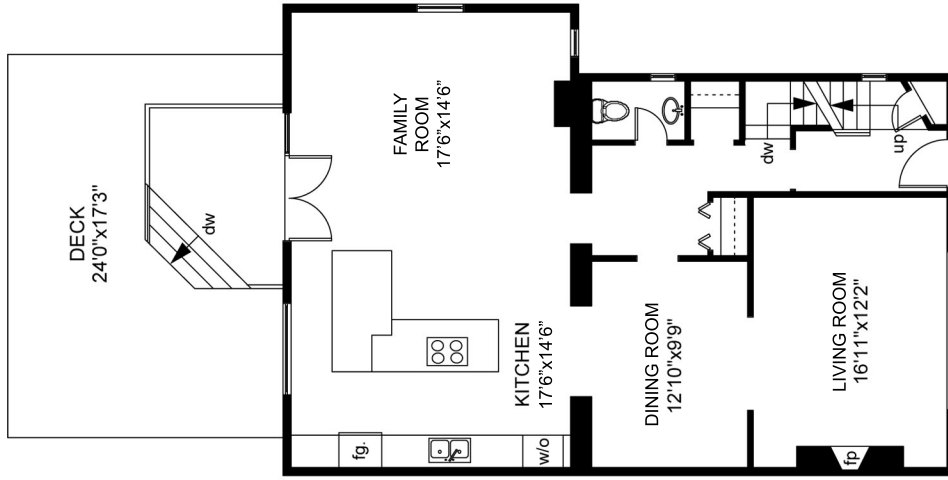
- Well located in South Leaside – exceptionally quiet street
- Bright, well renovated home with rear addition
- Large formal living room and separate dining room
- Very spacious kitchen and family room with walk-out to cedar deck and garden
- Second floor laundry room
- Excellent school district
- Walking distance to Trace Manes Park, library and all of the amenities of Bayview Avenue
- Good access to public transportation
- Lots of storage

## Improvements

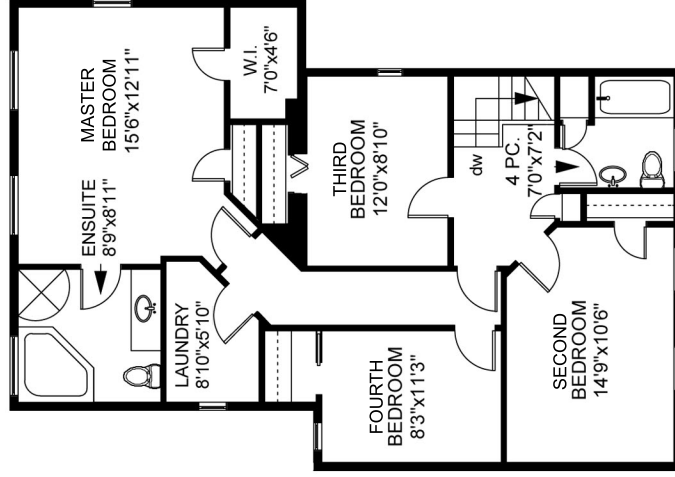
- Large three storey addition (1995)
- New cedar deck (2008)
- New plumbing to street
- Upgraded water line - great water pressure
- MacMillan Bloedel maintenance free pre-finished cedar siding and trim
- 200 amp electrical panel
- High efficiency furnace with air filter
- Wilmar maintenance free windows
- Custom built garden shed and new fencing in back yard
- Gas line for barbeque

## Additional Information

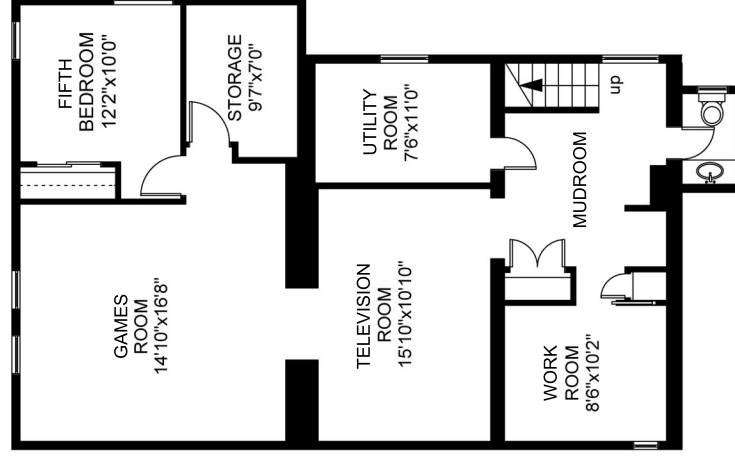
Inclusions:	GE Profile oven, Panasonic built-in microwave with Inverter system, Jenn-Air cook top, Whirlpool side by side stainless steel fridge, window coverings (except drapes), all electric light fixtures (except dining room), gas burner and equipment, central air conditioning and equipment, and garden shed.
Exclusions:	All drapes, all plasma televisions and dining room light fixture.
Lot:	35.50 feet by 125 feet.
Drive:	Private driveway.
Heating:	Forced air gas.
Taxes:	\$7,384.08 (2011).
Possession:	90-120 days or to be arranged.



**MAIN LEVEL**  
1139sqft



**SECOND LEVEL**  
1068sqft



**BASEMENT**  
1129sqft



## 5 Berney Crescent

For more photos, please visit [www.stonehomephoto.com/client/5berney](http://www.stonehomephoto.com/client/5berney)

