

Colby Area

77 Burnaby Lane

\$629,900



Dawn Dauphinee, FRI

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Description

Welcome home to this well-designed and immaculately maintained condo townhouse! A spacious entry gives way to an open plan great room and deck with views of Morris Lake. One level living is possible: there is a main floor principal bedroom with ensuite, laundry room, and a second bedroom and full bathroom. Downstairs, a huge family room opens onto the back patio. A large third bedroom and full bathroom on this level allow guests or teens to have their own space. Large closets throughout and a generously sized utility room leave open the option of developing the basement storage room into a home office, theatre room, gym, or workshop.

This home is efficient, with an EnerGuide rating of 56. Ductless heat pumps (2023) and infloor radiant heat keep the house cosy, and the connection is in place to add a natural gas fireplace in the living room. All new electric appliances in 2023, including an induction range with built in air fryer. Connect your BBQ to natural gas and never run out of propane! Enjoy maintenance-free living: snow removal and exterior maintenance are taken care of, and even your car won't need to be cleared when parked in the attached garage; additional parking in the exposed aggregate driveway plus an assigned parking spot and visitor spaces directly across the lane. This home has it all, in move-in ready condition - book your viewing today!

Specifications

MLS [®] Number	202406486
Class	Residential
Туре	Condominium
Bedrooms	3
Bathrooms (full/half)	3/0
Main Living Area	1,321 sq. ft.
Total Living Area	2,642 sq. ft.
Lot Size	Under 0.5 Acres
Age	12 years old
Monthly Condo Fee	\$555
Parking	garage, single driveway, assigned space across the lane,
	visitor spaces available
Garage	single attached
Flooring	Carpet,Concrete,Hardwood,Tile,Vinyl Plank
Heating	Baseboard,Heat Pump -Ductless,Hot Water,In Floor
Fuel Type	Electric,Natural Gas
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

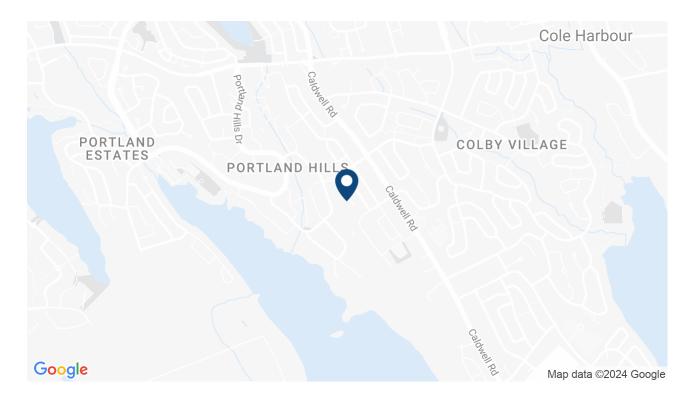
Kitchen	11'8" x 9'11"
Living Room	17'8" x 21'6"
Primary Bedroom	13'1" x 15'9"
Ensuite Bath 1	8'3" x 8'
Bedroom	11'4" x 13'
Bath 1	8'2" x 4'11"
Lower Level	
Rec Room	18' x 39'3"
Bedroom	11'10" x 15'
Bath 2	11'9" x 5'10"
Storage	10'7" x 14'9"
Storage	6'10" x 7'8"
Utility	11'11" x 7'3"

Income Information

Rental Income

No

Location



Photos





















































