

Fairview

# 74 Central Avenue

\$475,000



## Dawn Dauphinee, FRI

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## Description

Welcome to this charming 1.5 story home nestled in the heart of Fairview! With its storybook appeal and fantastic features, this property offers a perfect blend of comfort and convenience. Inside, you'll find three cozy bedrooms, an updated kitchen perfect for culinary adventures, and a modern bathroom. The attached garage provides added convenience, storage and workshop space. Enjoy relaxing in the bright sunroom, perfect for any season. Situated on a large lot, there's plenty of outdoor space to enjoy, along with a handy shed for extra storage. Plus, the efficient heat pump ensures comfortable temperatures year-round. Location is key, and this

home is ideally positioned close to downtown, major highways, and a variety of amenities. Don't miss your chance to own this delightful Fairview gem!

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## Specifications

MLS <sup>®</sup> Number	202507856
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	1/0
Main Living Area	1,124 sq. ft.
Total Living Area	1,124 sq. ft.
Age	75 years old
Parking	Parking for 3 or more cars
Garage	Attached
Flooring	Hardwood,Laminate,Tile
Heating	Forced Air,Furnace,Heat Pump -Ductless
Fuel Type	Electric,Oil
Water Source	Municipal
Sewage Disposal	Municipal

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## Room Sizes

### Main Floor

Kitchen	9'8x11'11
Living Room	12'11x13'10
Dining Nook	11'6x9'4

Bedroom	8x9'10
Sun Room	7'7x9'3
Bath 1	6'4"x4'11"

2nd Level

Bedroom	9'11x12'11
Bedroom	8'11x12'11

Location





# Photos











