

Fairview

# 74 Central Avenue

\$475,000





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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!

### **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 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

#### **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

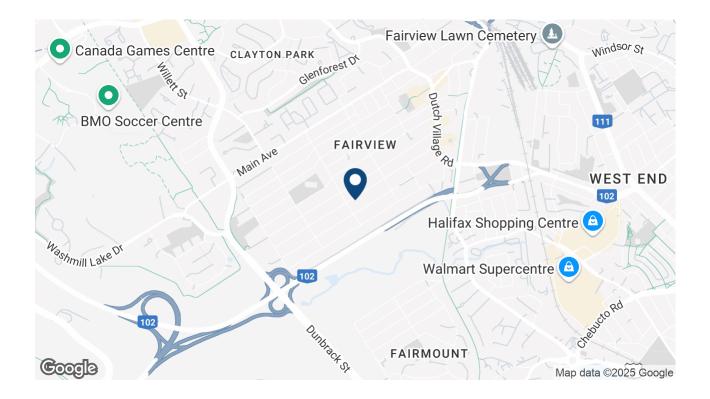
 Bath 1
 6'4"x4'11"

2nd Level

 Bedroom
 9'11x12'11

 Bedroom
 8'11x12'11

### Location



## **Photos**

































































































