

Spryfield

# 32 Travertine Court

\$649,900





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## **Description**

Welcome to 32 Travertine Court, a stunning single-family home, nestled in the desirable, recently developed Governors Brook. This property immediately captivates with its immaculate landscaping, hinting at the comfort within. Designed with thoughtful precision and a seamless flow, this 4-bedroom, 4-bathroom residence offers abundant space for the entire family to thrive and relax. Natural light fills every room, creating a bright and cheerful ambiance throughout. The open-concept main floor and a spacious rec room on the walkout lower level are ideal for entertaining. Equally inviting is the lovingly maintained backyard, featuring a large

shed, gardens, and two decks (one on each level). At the heart of this home is a warm and inviting atmosphere that perfectly blends practicality with comfort and form with function. This home boasts numerous fantastic features, including ductless heat pumps for year-round comfort, quartz countertops, hardwood flooring, and upgraded vanities and fixtures that add a touch of elegance. The living room is further enhanced by a striking fireplace adorned with live edge wood and stunning stonework. All of this is situated within a wonderful, family-oriented neighborhood.

## **Specifications**

MLS<sup>®</sup> Number 202519211

Class Residential

Type Single Family

Bedrooms 4

Bathrooms (full/half) 3/1

Main Living Area 1,480 sq. ft.
Total Living Area 2,220 sq. ft.
Age 5 years old

Parking parking for 2 cars

Garage None

Flooring Ceramic, Hardwood, Laminate, Tile
Heating Baseboard, Heat Pump - Ductless

Fuel Type Electric
Water Source Municipal
Sewage Disposal Municipal

### **Room Sizes**

#### Main Floor

 Foyer
 7.13x7.23

 Dining Room
 11.5x10.3

 Kitchen
 11.8x11.4

 Bath 1
 2.9x6.3

 Family Room
 13.4x19

#### Lower Level

 Bedroom
 9.7x12.9

 Bath 2
 4.9x9.7

Basement Hallway

Rec Room 17.7x13.4

### 2nd Level

 Primary Bedroom
 13.5x11.8

 Ensuite Bath 1
 6.7x8.2

 Laundry/Bath
 5.4x3.8

 Bath 3
 9.4x7.8 Irr

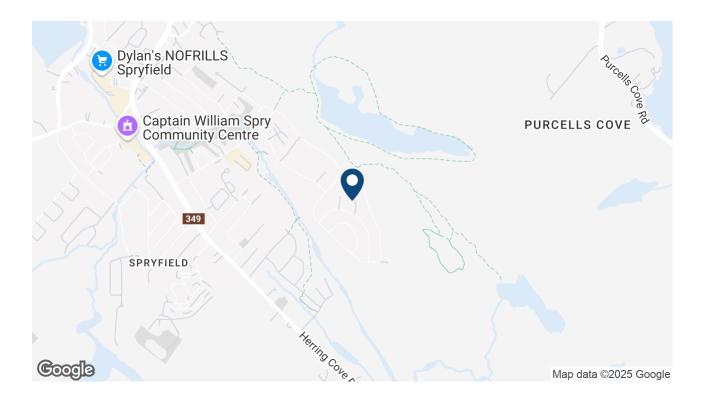
 Bedroom
 12.5x9.4

 Bedroom
 9.1x8.9

### Income Information

Rental Income Potential

# Location



# **Photos**































































































