

Spryfield

## 32 Travertine Court

\$649,900



### Dawn Dauphinee, FRI

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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.

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## 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

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## 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

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## Income Information

Rental Income	Potential
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# Location



# Photos







