

Spryfield

## 76 Cavendish Road

\$344,900



### Jeremy Snider, FRI

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## Description

Well cared for, updated four-level townhouse offering exceptional value due to its modest condo fee (\$270.24 per month) which includes landscaping, snow removal for the assigned parking, roof shingle maintenance, exterior siding maintenance, allowing for low-maintenance living and peace of mind. Located in a welcoming, community-oriented neighbourhood, this home features four fully finished levels and a layout that maximizes both space and functionality. Recent interior cosmetic updates include renovated flooring, fresh trim and paint, refaced kitchen cabinets, creating a bright and modern feel throughout and more. The windows

were replaced approximately seven years ago, adding to the home’s overall efficiency and comfort. The main level offers a functional and bright kitchen with a formal dining area, perfect for everyday living. The second level boasts a grand living room with a walkout to a private, fenced, and treed backyard an ideal space for unwinding or entertaining. The third level features the full bathroom and spacious primary bedroom, a few steps up to the fourth level provides two additional bedrooms. The home highlights flexibility for family, guests, or a home office. A spacious private backyard completes this well-rounded home. An excellent opportunity for those seeking comfort, space, and community at a reasonable cost.

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## Specifications

MLS <sup>®</sup> Number	202602215
Class	Residential
Type	Condominium
Bedrooms	3
Bathrooms (full/half)	1/0
Main Living Area	960 sq. ft.
Total Living Area	960 sq. ft.
Lot Size	Under 0.5 Acres
Age	53 years old
Parking	One assigned parking space, additional spaces are rented.
Garage	None
Flooring	Ceramic,Vinyl Plank
Heating	Baseboard
Fuel Type	Electric
Water Source	Municipal
Sewage Disposal	Municipal

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## Room Sizes

### Main Floor

Dining Room	13'4"X6'2"
Kitchen	15'4"X7'11"
Laundry	8'2"X3'1"

### 2nd Level

Living Room	14'7"X15'4"
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### 3rd Level

Bath 1	7'2"X4'11"
Bedroom	9'8"X15'1"-jog
Bedroom	11'10"X7'6"-jog
Bedroom	7'6"X14'11"-jog

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## Income Information

Rental Income	Potential
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## Location



# Photos





