

# JOHN GOMES

Sales Representative

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www.JohnGomes.ca



## 120 Turquoise St, Rockland



\$595,000 MLS# 1331657

Welcome to this 3 bedroom, 3 bathroom end unit townhouse in the wonderful neighbourhood of Morris Village in Rockland. The upgrades are endless in this well-thought-out spacious home. Upon entering you are greeted with a large foyer and powder room. Cruise by the mudroom off the garage to the open-concept, light-filled Kitchen with massive quartz island with plenty of storage, and then chill out in the living, and dining room. Upstairs you have 3 bedrooms, including two at the front and the primary spanning the back of the home with a walk-in closet and a beautiful ensuite. Also upstairs you have another full bathroom, laundry room, and amazing loft space. The expansive fully finished basement rec room has endless possibilities for fun! This home is close to the YMCA, grocery stores, a great sledding hill, a skating trail, and parks. A true community with everything you need!



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## Dimensions

|                       |                 |
|-----------------------|-----------------|
| Foyer                 | 13'10" x 8'7"   |
| Powder Room (2 piece) | 5'2" x 4'7"     |
| Mud Room              | 9'4" x 3'6"     |
| Kitchen               | 13'10" x 12'10" |
| Living/Dining Room    | 18'0" x 13'9"   |
| Primary               | 13'9" x 12'8"   |
| Walk-in-Closet        | 7'4" x 6'0"     |
| Ensuit (3 piece)      | 9'11" x 5'1"    |
| Laundry               | 7'5" x 5'9"     |
| Bathroom (3 piece)    | 8'6" x 7'3"     |
| Bedroom 2             | 13'6" x 10'0"   |
| Bedroom 3             | 11'6" x 8'9"    |
| Basement Rec Room     | 22'8" x 17'8"   |
| Utilities Room        | 10'7" x 8'11"   |
| Storage               | 20'2" x 7'5"    |

## Inclusions

Refrigerators x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2. All bathroom mirrors, Light Fixtures, and Window treatments.

## Property Details

|                |   |
|----------------|---|
| Neighbourhood  | Morris Village, Rockland                      |
| Age            | 2021  |
| Property Taxes | \$4583.27/2022 tax year                       |
| Parking        | 1 surfaced, 1 attached garage                 |
| Flooring       | LVT, carpet, tile                             |
| Heating        | Forced Air                                    |
| Hydro          | \$90.00/month approx.                         |
| Gas            | \$115/month (includes Hot Water Tank \$46.52) |

## Exclusions

Deep Freezer in Basement

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## Upgrades

Quartz counter top in kitchen and bathrooms, larger custom island, with cupboards along the back, taller cabinets in kitchen, crown moulding in kitchen, valance lighting in kitchen, upgraded cabinets in kitchen and baths, outlet in pantry for microwave, gas line for stove, pot lighting on main floor and basement, basement enlarged (pushed out wall), upgraded underpadding, additional sink in ensuite, bank of drawers in main bath, potlight above shower in ensuite, additional wall outlets for tv mounting (main floor and master bedroom), LVT flooring.