

JOHN GOMES

Sales Representative

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www.JohnGomes.ca



708 Fielding Drive



\$685,000 MLS# 1337223

Welcome to this meticulously maintained 3 bedroom, 2 bath cameau-built bungalow in the beautiful established neighbourhood of Riverside Park South. Pull up to this home and you are greeted by the sprawling front yard and large carport that will keep the snow off your car in the winter months. Enter through the front foyer and you are met by the spaciousness of the living room, and then continue through to the dining room, and kitchen with the bedrooms tucked away down the main hall where you will find a cheater en-suite to the primary bedroom. The basement is fully set up as a rec room and has seen a night or two of fun behind and in front of the bar. Top this home off with a large fenced-in backyard with a deck off the dining room for an awesome outdoor space. This solid home boasts great energy and you can feel the memories that have been made. Centrally located, close to amenities, transit, great schools, and Mooney's Bay, this home awaits its next chapter.



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Dimensions

Foyer	4'7" x 4'3"
Living Room	22'4" x 12'5"
Dining Room	12'0" x 8'0"
Kitchen	11'10" x 9'11"
Bedroom	10'11" x 10'9"
Bedroom	10'10" x 9'5"
Primary Bedroom	13'3" x 12'1"
Ensuit/Bathroom (4 piece)	12'5" x 5'11"
Basement Family Room/Bar and storage	44'5" x 25'10"
Basement Bathroom (2 piece)	6'5" x 5'3"
Laundry	13'2" x 11'7"

Inclusions

Refrigerator, Stove, Microwave, Washer, Dryer, Window Treatments, Light fixtures, and Bathroom Mirrors.

Property Details

Neighbourhood	Riverside Park South
Age	1963 Approx.
Property Taxes	\$5324.00/ 2022 Tax year
Parking	Carport (1 car) + Surfaced 2 spots
Flooring	Hardwood, Ceramic, Carpet
Heating	Forced Air
Hot Water Tank	Rented \$27/month approx.
A/C	2013

Upgrades

Freshly Painted April 2023
Carpet on the stairwell installed April 2023
Carpet in basement cleaned April 2023