

JOHN GOMES

Sales Representative

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www.JohnGomes.ca



3+1 Bedroom
2 Bathroom



317 Shakespeare Street

To live or not to live on Shakespeare Street is obviously not the question! You should live here...in this 3+1 bedroom, 2-bath, renovated home in a quiet pocket of Vanier. Open the front door, and you are greeted by the vintage charm of the architectural details of a home from the mid-century era, the spacious living room with light filtering in from all angles, the completely remodeled kitchen, and the awesome laundry/mudroom at the back of the home that exits to the large back yard and detached garage. Head upstairs to the full bathroom, 2 bedrooms, and large primary bedroom, where you can create your own sanctuary. The basement offers a wonderful space to have family movie nights and 1 more bedroom, and beautiful bathroom, perfect for guests or a teen needing space. This home is close to schools, Nault Park, the public library, the only urban sugar bush in Canada, and soon to be built Outdoor pool at Richelieu park. Just steps to amenities and a lovely community to be part of. This home is the answer.

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ROYAL LEPAGE
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Upgrades

Downstairs washroom 2022, upstairs washroom 2024, new water heater 2020, new furnace 2023 all electrical updated 2017, basement waterproofing and sump pump 2017, plumbing stack 2017, kitchen 2017

Inclusions

STOVE, DISHWASHER, FRIDGE, GARAGE FRIDGE, WASHER, DRYER and BBQ, DEEP FREEZE

Property Details

Neighbourhood	Vanier
Age	1950 Approx.
Property Taxes	\$4675/2026 tax year
Parking	Attached garage 1 space, 3 spaces surfaced
Flooring	hardwood, tile, marble
Hot Water Tank	owned
Heating	Forced air
Exterior of House	Stucco
Roof	Flat

