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COLDWELL BANKER

**PETER BENNINGER
REALTY, BROKERAGE**



272 Keeso Lane, Listowel

Welcome to 272 Keeso lane!! This brand new 2 Bedroom 2 full bathroom bungalow townhome features open concept main floor, Large master with 4pc ensuite and walk in closet, great sized kitchen with walk in pantry, outside we have a finished concrete driveway with enough room to park 2 cars. This home is perfect for the first time buyer, investor or retirement. New Home Tarion warranty will make this purchase worry free for years to come! MLS ®

Price: \$700,000.00

Lot Size: 26.5ft x 108.27ft

Area: 1,270 Sq/ft Above Grade

Taxes: Not Set

Upgrades are included in Purchase Price

Euro Custom Home build - Over 500 quality homes built since 1994.

Exterior Features:

- Attractive design, brand new open concept two Bedroom
- Bungalow, huge Great room, large Kitchen, Main floor
- Laundry built by Euro Custom Homes Inc.
- Single car garage
- Two exterior hose bibs (one in garage and one at rear of house)
- Steel sectional roll up garage Door
- Low maintenance brick, aluminium soffit, fascia and eaves troughs.
- Fully sodded Lot
- 30 year shingles
- 2 weatherproof electrical receptacles
- "Ploton" System around Foundation Walls
- Vinyl casement Windows
- 9' Ceiling on Main

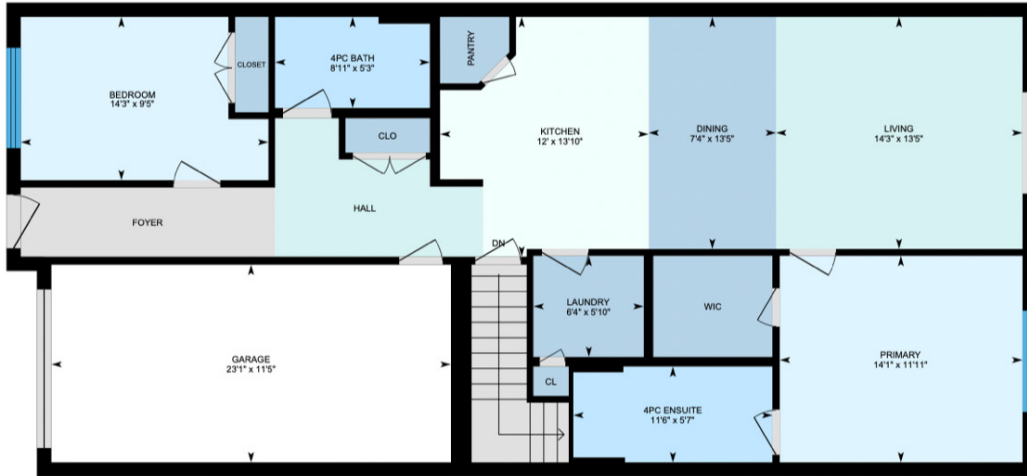


Upgrades for this Home:

- Laminate Flooring
- Large Tiled Shower in Ensuite with Glass Surround
- Double Sink in Ensuite
- Single Lever Lav Faucets in Ensuite Bath (Moen - Eva Line)
- Quartz Counter with under mount double Sink in Ensuite
- Quartz Counter with under mount Sink in Main Bath
- Single Lav Faucets in Main Bath (Moen -Eva Line)
- Upgraded Faucet in Kitchen with Sprayer
- Quartz Counter with Under mount Sink in Kitchen
- Kitchen Island with Quartz Counter top
- Soft Closers in Kitchen
- Kitchen Cabinets to 9' Ceiling height
- Walk-in Pantry in Kitchen
- Soft Closers in Main Bath
- Soft Closers in Ensuite
- 12 x 24 Upgraded Tiles
- Under Counter Lighting Lever door Handles tough out on Interior Doors
- Concrete Driveway

272 Keeso Ln, Listowel, ON

Main Floor Total Exterior Area 1321.45 sq ft
Total Interior Area 1178.96 sq ft



Interior Features:

- ¾" Sub floor Glued and screwed
- Quality Ceramic flooring where applicable
- 3 1/2" Casing and 5 1/8" Baseboards painted in accent white
- Huge Master Bedroom with walk-in closets
- 3 Piece Ensuite with large stand up shower
- California textured ceiling through-out
- Colonial 800 series doors
- Rounded Corners

Kitchen:

- Huge Kitchen with Island and break fast bar
- White Cabinets in Kitchen
- Double stainless steel sink with single lever "MOEN" washer less tap
- 3 Line water system with Drinking Spout
- Crown Moulding on Top
- Garbage Can with pull down Soap Tray
- 2 pots and Pans Drawers, Cutlery Tray
- Range-hood vented to outside
- Rough-in for dishwasher

Washroom(s):

- Tiled tub and shower in all Bathrooms.
- Vanity with:
 - post formed counter top
 - single lever "MOEN" washer less tap
 - mechanical waste pop-up
- Fan vented to outside
- Toilet with lined tank
- Pressure balance control for Tub & Shower

Basement:

- High efficiency forced air gas furnace
- High efficiency gas water heater (rented)
- 2 floor drains (one 1 1/2" drain)
- All exterior walls insulated and vapour barrier
- Rough- in three piece bathroom

Garage:

- Poured concrete floor
- Entire Garage Drywalled and taped



Chris Gehl

Realtor ®

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Not intended to cause or induce the breach of an existing representation agreement.

