

# REAL ESTATE AUCTION

FOR ROB & ELIZABETH LEVESQUE

SATURDAY NOVEMBER 8<sup>th</sup> at 11 AM

4749 HWY. #3 AT KOHLER RD., 2 km. WEST OF CAYUGA, ON

Open house Sunday October 26<sup>th</sup>, 2014 from 1-3 pm



WOW!!!! Country living only 2 minutes from town, and 25 minutes from the city. This lovely one storey home is situated on a mature, one acre corner lot. This large family home offers:

- 5+1 large bedrooms
- 3 full bathrooms
- Master suite includes 3pc bath, walk in closet, nursery/office and sitting room (over 500 sq ft)

- Large eat in kitchen with ceramic tile and oak cabinetry
- Living room with newer laminate flooring overlooking neighbouring farm and pond
- Wheelchair friendly home including outdoor ramp and roll-in shower
- Finished walkout basement with 8' ceilings including:
  - Family room with fireplace
  - 9' wide patio door
  - 2 bedrooms
  - 3pc bath
  - Large laundry, gym and workshop
  - Could easily be used as an in-law setup
- Septic and high efficiency furnace with a/c in 2003
- New roof, siding and eaves in 2014
- Updated vinyl windows
- 12000 gallon cistern
- Mature trees
- Large front porch and rear deck
- Cement patio off of kitchen
- 12x24 basement terrace
- Corner lot with 2 driveways

This home offers loads of space & privacy overlooking a pond & open fields. Possibly a 2 family home or in-law suite. Only 2 minutes to Cayuga and 25 short minutes to Hamilton

Call now as the seller is highly motivated and offering an early closing date. Don't miss out on this opportunity to purchase a country retreat close to amenities.

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For further information, auction details or to setup a private viewing please call Robert Fulsom.

**Fulsom Auctions at 905-779-3031**

Agent inquiries welcome