25 Manor Forest Rd. Mount Albert

- Village of Mount Albert within Town of East Gwillimbury of York Region
- Backing onto Forested Conservation Area
- Walking Distance to:
    - Playgrounds -Manor Forest Park, King Street Park, Vivian Creek Park
    - Vivian Creek Trial System- walking, biking
    - Mount Albert Community Centre (skatepark, waterpark); Ross Family Complex and Library
    - Elementary Schools- Robert Munsch & Mount Albert Public Schools
    - Main Street with cozy local pubs, homestyle eateries, shopping, dance and wellness studios
- Newmarket & East Gwillimbury GO Train and Easy Access to Hwy 404 & 48

Relevant Home Details

- ~4000 sq ft of Living Space in Bungalow with Finished Walkout Lower Level
- Basement with Separate Entrance and Lockable Entry from Main Floor offers Multiple Uses Completed 2017:
    - ~2000 sq ft for 2bed/2bath Apartment – Multi-generational or income potential
    - Extends Living Space for Single Family with Additional Bedrooms, Office, Playroom, Gym, Kitchen
    - Soundproofing and Egress Windows
- Kitchens have lots of cupboards, Center Island Seating and Quartz Counter with Backsplash
- Eating Area Centrally located to Kitchen & Family Rm Separated by Double-Sided Fireplace and Feature Wall Unit
- Family Room Walks Out to Deck with Glass Railings to Enjoy the Forest Views
- Living Room & Dining Room Combination Opens to Foyer to Greet Guests
- Laundry Room – Main Floor; Rough-in Laundry Room Basement
- 3 Bedrooms- Main Floor with 5pc Ensuite for Primary plus Additional 4pc
- 2 Bedrooms – Basement with 4pc Ensuite for Primary plus Additional 3pc
- 2 Fireplaces: Main Floor Double Sided Family Kitchen (Gas); Basement Rec Room (Gas)
- Flooring: Main Floor Hardwood with Broadloom in Bedrooms; Basement Laminate throughout; Bathrooms Tiled
- Lots of Large Windows throughout Main and Basement bringing in Natural Light
- Lighting includes Potlights, Ceiling Fans, Designer Lights (some with remotes)
- Window Coverings include mix of Zebra Blinds, Solid Blinds, Curtains (some with remotes)
- Outdoor Living Space:
    - Upper Deck with Glass Railings and Waterproofing
    - Lower Level has Covered Eating Area plus Stone Patio with Awning
    - BBQ Gas Hook-Up
- Fully Fenced with 2 Gates
- 2 car Garage with Entry to Foyer and Side Entrance with GDO
- Central Vacuum and Accessories (as is)
- Ring Cameras Front Door and 2 Backyard Cameras (solar powered)
- All Appliances are Samsung and Whirlpool (2015)
- Furnace, A/C, Roof/Eaves/Soffits, Windows (2015); HWT Rental

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