

## **32 Bird Crescent – Ajax, ON L1S 5B9**

### **Highlights, Overhauls and Upgrades Worth Mentioning:**

- ✓ Rare Opportunity Presents itself in Very Sought After Family Friendly Neighborhood
- ✓ Original Owners from when Home was Built in 1986
- ✓ All Brick BUNGALOW - Perfectly Positioned for Privacy at the End of the Cul-De-Sac
- ✓ Take Advantage of the Main Floor Living Provided in this 5-Bedroom, 3-Bathroom Turnkey Home that Offers an Abundance of Options, Possibility and Flexibility
- ✓ Garage Comes Complete with its Own 40 Amp Service
- ✓ Shingles Installed 2004/2005
- ✓ Furnace Brand New 2018 - Owned
- ✓ Tankless Hot Water on Demand – 2012 – Rental and Maintenance Package with Reliance
- ✓ A/C Brand New - 2019 - Rental and Maintenance Package with Reliance
- ✓ A/C & Tankless Heater Rental Approx. \$149/ Month - Includes Maintenance of Furnace as well
- ✓ Backyard Deck Installed 2001 and Refurbished in 2025
- ✓ Above Ground Pool Installed 2024
- ✓ Pool Heater New 2001
- ✓ Pool Pump - 2020
- ✓ Gazebo Constructed and Installed 2025
- ✓ Shed Newly Installed 2025
- ✓ Windows and Back Patio Door Installed New – 2007
- ✓ Upstairs Flooring Installed 2024
- ✓ Kitchen Appliances Not Including Dishwasher - 2014
- ✓ Dishwasher - 2023
- ✓ Downstairs Bathroom Renovation - 2011
- ✓ Front Door Installed - 2023
- ✓ Custom Primary Room Walk-In Closet Renovation -2024
- ✓ Washer and Dryer Brand New - 2018
- ✓ Kitchen Updated – 2016
- ✓ The All-Encompassing Lower Level Just Might be the X-Factor of this Remarkable Listing
- ✓ Opportunity to Incorporate an In-Law Suite, Multi-Generational Living or Possible Additional Income
- ✓ The Lower Level Showcases a Large Family-Recreational Living Room, Ample Storage, 2 Big Bedrooms - Each Possessing Their Very Own Tailor-Made Closets and Highlighted by the Modern 4-Piece Bathroom with Soaker Tub and Custom Glass Walk-In Shower
- ✓ Private Backyard Oasis that Comes Complete with Refurbished Deck, Recently Installed Above Ground Pool, Newly Installed Gazebo and Shed – Entertain or Collect Well Deserved Mindfulness
- ✓ Centrally Located to Enjoy Close Proximity to Shopping, Go train, Highway 401, Lake Ontario, Schools, Parks, Healthcare and So Much More!