

## Room Dimensions

### Main Floor

- Foyer (10'11" x 7'5")
- Family Room (14'6" x 12'3")
- Powder Room (6'7" x 5'2")

### Second Floor

- Living Room (19'11" x 13'5")
- Dining Room (14'2" x 11'8")
- Kitchen (13'1" x 12'11")
- Eating Area (13'1" x 10')

### Third Floor

- Primary Bedroom (12'10" x 11'5")
- Ensuite Bathroom 4-Piece (8'1" x 7'3")
- Bedroom 2 (10'8" x 9'8")
- Bedroom 3 (11'5" x 9'10")
- Full Bathroom 4-Piece (9'8" x 8')

### Basement

- Storage (21'4" x 9'7")

## Key Features & Upgrades

- Newly Painted 2021
- Floors Refinished 2019
- Hardwood & Granite Throughout
- Two Blocks from Preston and Bike Paths!
- Fully Functioning Gas Fireplace
- Beautiful Private, Full Fenced Yard
- 2136 Sq. Ft. of Open Concept Space
- Domicile Built
- Indoor Garage Access!



204 Lindenpark Pvt

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All dimensions are approximate.





## Executive Townhome for Sale in Little Italy

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Spacious & stunning executive 2136 sq. ft. townhome built by Domicile. This 3-bedroom, 3 bath is one of the largest models in the perfectly located Merriion Square enclave in Little Italy. Tasteful, quality finishes, bright, open home with attached garage, full basement and private back yard. Large foyer, main level family room, powder room, and inside access to garage. Stunning, open-concept living & dining space, with gas fireplace & built-ins and gorgeous hardwood floors throughout. Extra large eat-in kitchen with banquette, quartz counters, abundant storage and access to the private back yard space. 3 good size bedrooms featuring Primary lux ensuite with separate tub and shower & two sinks, plus walk-in closet, main bath and laundry. Full unfinished basement for storage. Prime location only a few blocks to Preston, LRT and Dow's Lake.

**PRICE** \$949,900  
**HEATING** Natural Gas, Forced Air  
**COOLING** Central  
**POSSESSION** August 26th, 2022

**INCLUSIONS** Dishwasher, Hood Fan, Dryer, Refrigerator, Stove, Washer, Central/Built-in Vacuum, All Window Coverings and Light Fixtures  
**EXCLUSIONS** Motion Sensor Lights, Security Cameras.  
**ASSOCIATION FEES** \$136/month

**HYDRO** \$57/month (approx.)  
**GAS** \$60/month (approx.)  
**WATER** \$306/bi-month (approx.)  
**PROPERTY TAXES** \$8,736.57 (2022)