

# 3746 Twin Falls Place

Riverside South



\$669,000



Stylish and spacious, this modified Oakwood model by Richcraft sits proudly on a mature oversized ravine lot. A welcoming front verandah gives the home a modern farmhouse feel and the rear yard is amazing with a gate leading to green space beyond. Rarely do these ravine homes become available.



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SALES REPRESENTATIVE

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## Dimensions

### MAIN LEVEL

Living Room	15.8 ×	12.0
Dining Room	12.6 ×	11.9
Kitchen	12.0 ×	12.0
Eat-in-Area	12.0 ×	10.0
Family Room	18.0 ×	11.10
2 piece bath	5.5 ×	5.0
Laundry Room	9.4 ×	8.6
Foyer	×	

### SECOND LEVEL

Master bedroom	21.5 ×	17.0
Ensuite bath (6 pc)	11.0 ×	9.5
Bedroom	13.5 ×	11.1
Bedroom	12.0 ×	9.1
Bedroom	13.4 ×	12.0
Bathroom (4 pc)	10.4 ×	8.2

### LOWER LEVEL

Recreation Room	35.0 ×	21.0
Bathroom (4 pc)	12.0 ×	5.0
Storage/Utilities	×	



## Details

<b>Lot Size:</b>	43.2 Feet x 146 Feet
<b>Taxes:</b>	\$ 5283 (2018)
<b>Year Built:</b>	2001
<b>Heating:</b>	Forced air natural gas
<b>Inclusions:</b>	Fridge, Dishwasher, Hood fan, Microwave, Automatic Garage Door Opener, Hot Tub, Window Blinds, Play Structure, Smart Home Thermostat & Smoke Alarms (NEST)



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