Welcome to

6 Wersch Lane



CHELL







Welcome to this stunning and RARELY offered Monarch-built bungalow, perfectly situated on a quiet street in the prestigious Stonebridge Golf Club community. STEPS away from the scenic Stonebridge Trail along the Jock River - an ideal location for outdoor enthusiasts and nature lovers alike! Upon entry, you'll be greeted by a bright and spacious interior filled with elegant details including vaulted ceilings, crown moulding and beautiful pot lighting. The spectacular great room serves as the heart of the home, bathed in natural light and features a cozy gas fireplace. Gorgeous kitchen boasting custom cabinetry, stainless steel appliances and quartz counters. Primary retreat offers a walk-in closet and 4pc ensuite featuring double sinks and oversized glass shower. Convenient main level laundry. Renovated basement (2021) is an entertainer's dream with spacious recreation room, custom bar, guest bed & full bath. Outdoors, enjoy the beautifully landscaped west-facing backyard, fully fenced with PVC, interlock patio and fixed canopy. With an efficient irrigation system in place - maintenance is a breeze!







Bedrooms: 3 Bathrooms: 3

Neighbourhood: Stonebridge Lot Size: 55.19 ft x 115.06 ft

Year Built: 2002 Possession: TBA

Style: Detached, Bungalow Exterior: Stone, Stucco, Siding

Parking: 4

Heating: Forced Air / Natural Gas

Cooling: Central Air

Flooring: Hardwood, Tile Taxes: \$6,662 / 2024

MAIN LEVEL

Foyer

Great Room 19'9" x 14'0" Dining Room 12'6" x 12'5" Kitchen 12'6" x 12'5" Eating Area 11'5" x 8'5" 17'5" x 11'5" **Primary Bedroom Ensuite** 4-piece Bedroom 11'10" x 11'6" Bedroom 13'4" x 12'5" Bathroom 4-piece

Laundry Room

BASEMENT

Recreation Room 39'0" x 14'9"
Bar Area 19'8" x 11'10"
Guest room 15'11" x 12'9"
Bathroom 3-piece

Storage

INCLUSIONS

Refrigerator, Stove, Dishwasher, Hood Fan,

Washer, Dryer, All Window Coverings,

TV Mount, Canopy

EXCLUSIONS

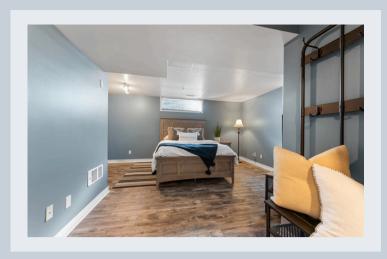
TV's, Wine Fridge























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2024

- Refrigerator & stove with 2 year warranty
- · Exterior painted
- · Main bathroom toilet replaced

2022

 Front and backyard softscape landscaping by Greenlife Garden Care and Landscaping

2021

 Basement renovated (Luxury vinyl plank flooring, paint, drywall ceiling, pot lights, custom bar with barn board and live edge bar top)

2020

- Ensuite completely renovated by Reno's Group
- Irrigation system by Yates
- Backyard canopy by House of Canvas

Ensuite & basement bathroom toilet replaced

2019

- Furnace
- Central Air Conditioner
- · Gas hookup for BBQ

2017

- Roof re-shingled
- Garage doors





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