

Welcome to

215 Des Bois Drive



CHELL
TEAM



Welcome to this beautifully updated split-level home nestled on a private, nearly 1/2 acre lot in the charming community of Russell. A spacious foyer leads to the inviting living room featuring elegant french doors and a bay window overlooking the treed yard. Renovated kitchen with granite counter tops, peninsula and pot lighting is open to- the dining room and features access to the deck through patio doors. Upstairs, you'll find a spacious primary bedroom with a private 2-piece ensuite, along with two additional bedrooms and a renovated main bathroom complete with soaker tub, double sinks, and quartz counters. The lower level includes a combined laundry and bathroom for added convenience. Renovated basement (2020) offers a huge rec room with cozy gas fireplace and pot lighting, perfect for movie nights or a games area. The attached double-car garage, with inside access, is equipped with its own furnace, provides year-round comfort for your vehicles, hobbies, or workshop space. Beautiful, south-facing backyard complete with a large deck, gazebo, and mature trees - ideal for relaxing or hosting summer gatherings. Natural gas BBQ hookup. Great local amenities such as Foodland, restaurants, Home Hardware and Tim Hortons, plus a short drive to Embrun for even more conveniences including Independent Grocer, Giant Tiger, and the Sports Dome. Outdoor enthusiasts will love the nearby 10km New York Central Fitness Trail, ideal for walking, running, biking, and rollerblading between Russell and Embrun. Enjoy a peaceful lifestyle in this lovely move-in ready home while still being close to everyday amenities! It's a little piece of paradise!





MAIN LEVEL

Foyer	11'5" x 6'1"
Living Room	15'11" x 11'5"
Dining room	11'11" x 11'3"
Kitchen	11'7" x 11'3"

SECOND LEVEL

Primary Bedroom	15'10" x 11'3"
Ensuite	2-piece
Bedroom	13'5" x 12'7"
Bedroom	10'7" x 9'11"
Bathroom	5-piece

LOWER LEVEL

Bathroom/Laundry	11'6" x 6'11"
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Bedrooms: 3

Bathrooms: 3

Neighbourhood: Russell

Lot Size: 100.06 ft x 200.13 ft

Year Built: 1985

Possession: TBA/Flexible

Style: Detached, Split-Level

Exterior: Brick, Vinyl Siding

Parking: 8

Garage: Double Car attached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$3,954 / 2024

BASEMENT

Recreation Room	24'2" x 22'3"
Storage Room	

INCLUSIONS

Refrigerator, Gas Stove, Hood Fan, Dishwasher, Washer, Dryer, All Window Blinds where installed, Auto Garage Door Opener + Remote, Shelving in Garage, Kitchen Stools, Shed, Gazebo, Hot Water Tank







UPGRADES LIST

215 Des Bois Drive

*All dates are approximate

- Roof re-shingled - 2021
- Furnace (House) - 2021
- Basement Renovation - 2020
- New interior doors - 2019
- Main bathroom renovation - 2018
- Kitchen renovation - 2015
- Central Air Conditioner - 2000
- All windows updated





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