

# Welcome to

5 Nelson Street



CHELL  
TEAM





Welcome to this inviting and well-maintained 1.5 storey home that offers more space than meets the eye! Nestled on a spectacular 0.30 acre lot, with no rear neighbours. This home has undergone several thoughtful upgrades throughout the years from cosmetics to fundamentals. Boasting a bright and spacious living room with light flooding in from 3 directions. The renovated kitchen includes eating area, and features timeless tin backsplash, double sink and ample counter space. A convenient main floor power room completes the main level. Upstairs, you'll find two generously sized bedrooms and a 4-piece main bathroom. Step outside and discover a large, screened-in porch, an ideal space for relaxing and entertaining while enjoying the country air. Expansive yard backs onto a beautiful park with playground. Oversized detached garage offers plenty of storage for added convenience. With its blend of charm, updates and practicality, this home is ideal for anyone seeking peaceful, small-town living within a wonderful community!

Note: Photos have been virtually staged.







## MAIN LEVEL

Living Room	18'0" x 10'10"
Kitchen/Eating Area	17'0" x 10'0"
Bathroom	2-piece
Screened-in Porch	

## SECOND FLOOR

Primary Bedroom	17'2" x 9'2"
Bedroom	11'0" x 8'5"
Bathroom	4-piece

## BASEMENT

Laundry
Utility / Storage

Bedrooms: 2

Bathrooms: 2

Neighbourhood: Finch

Lot Size: 59.81 ft x 150 ft

Year Built: 1948

Possession: TBD

Style: Detached, 1.5 Storey

Exterior: Siding

Parking: 3

Heating: Forced Air / Natural Gas

Cooling: Window Units

Flooring: Laminate

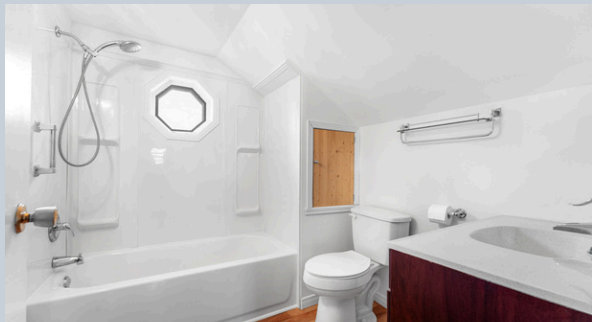
Taxes: \$1,291.06

## INCLUSIONS

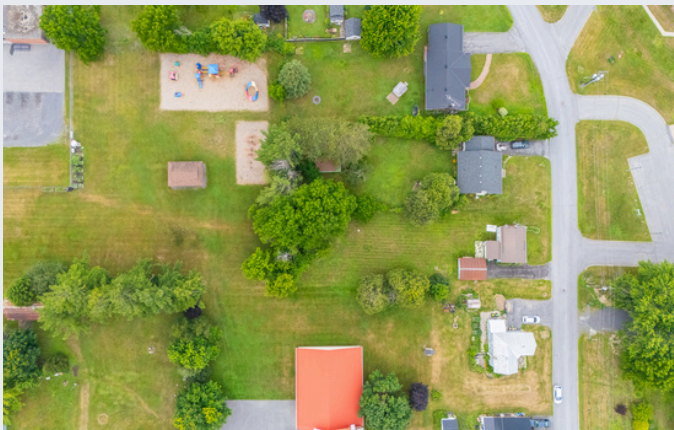
Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Window Coverings, Light Fixtures, Alarm system/ fire detectors monitored (Alarm.com), Window mounted air conditioner x 2

## EXCLUSIONS

None







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# UPGRADES LIST

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- Furnace - 4/5 years
- Roof - 10yrs
- Kitchen renovation with appliances (electrical and plumbing included) 2017/2018
- Fridge - 2024
- Main floor bathroom renovation (electrical and plumbing included) 2017/2018
- Carpets replaced 2022/2023
- Basement insulation
- Stipple ceilings removed
- Insulation and vapor barrier replaced in second floor ceilings





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