

Welcome to

845 Merivale Road



CHELL
TEAM



Beautifully updated 1.5 storey home nestled on a large pie-shaped lot on of a cul-de-sac off Merivale Road in the fantastic neighbourhood of Carlington. This charming home offers the perfect blend of character and modern updates, with close proximity to the scenic paths of the Experimental Farm, and quick access to public transit, Hwy 417, the Civic Hospital, Hintonburg, Dows Lake, and Wellington West. Step inside to discover a spacious and functional main floor layout featuring hardwood and tile flooring throughout. Boasting a bright living room, separate dining room, updated kitchen with stainless steel appliances & gas stove, plus a main floor den - ideal as a dedicated home office space. The second level offers two generously sized bedrooms, each with ample closet space and natural light. Renovated basement (2021) features a rec room with gas fireplace, stylish 3-piece bathroom with glass shower, laundry room and flex room to suit your individual needs. Beautiful, fully fenced east-facing backyard, complete with a deck, mature trees, detached garage, and a garden shed for additional storage. This home is move-in-ready - a great opportunity!





Bedrooms: 2
 Bathrooms: 2
 Neighbourhood: Carlington
 Year Built: 1946
 Possession: 30 - 60 days
 Lot size: 32.20 ft x 101.00 ft, pie-shaped lot
 Style: Detached, 1 ½ Storey
 Exterior: Vinyl Siding
 Parking: Detached garage, shared driveway
 Heating: Forced Air / Natural Gas
 Cooling: Central Air
 Taxes: \$4.640.61 / 2024

MAIN LEVEL

Foyer	8'3" x 3'8"
Living Room	11'8" x 10'7"
Dining Room	11'5" x 10'7"
Kitchen	13'0" x 7'3"
Den/Office	12'7" x 8'2"
Bathroom	4-piece

SECOND LEVEL

Primary Bedroom	14'7" x 12'8"
Bedroom	14'4" x 12'4"

BASEMENT

Recreation Room	23'6" x 12'5"
Flex Room	14'7" x 11'6"
Laundry Room	6'9" x 5'6"
Utility Room	14'7" x 7'2"
Bathroom	3-piece

INCLUSIONS

Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Automatic Garage Door Opener and 2 Remotes





UPGRADES LIST

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2024

- Garage Door replaced
- Garage re-build / house parking
- Garage rewiring
- Shed roof re-shingled
- New dryer (Dryer vent upgraded)

2022

- Eavestroughs
- Insulation - Knee wall / roof underside

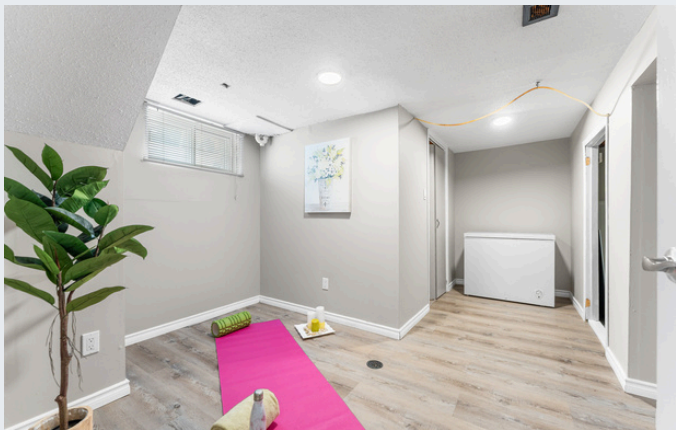
2021

- Basement renovation
- House and Garage roof re-shingled (including extended flashing/vent upgrades)

2020

- Ethernet wiring / Upgraded electrical (panel /switches/exterior outlets)







Designated Representative Susan Chell

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