

## 7745 SASSAFRAS Trail, Niagara Falls



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\$699,900



3032 Sq. ft.



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### Description

Enormous "Brunswick" Model located on a quiet street backing onto green space with wonderful backyard views! This immaculate home boasts a fabulous layout on both floors, formal dining room (currently being used as a den) main floor front office, updated kitchen and huge family room. Upstairs has 4 large bedrooms each with their own bathroom ensuite and walk in closets. Upgrades include oak stairs with runner, 9 foot ceilings on main floor, laminate floors throughout, taller cupboards in kitchen, backsplash, quartz counters, California shutters throughout, smooth ceilings, upgraded trim and mouldings, jacuzzi tub and glass tiled shower in master bath and garage entrance to huge mudroom. The perfect family home! (id:21297)

## Details

<b>MLS Number</b>	30632735
<b>Property Type</b>	Single Family
<b>Stories</b>	2
<b>Available</b>	For sale
<b>Exterior Finish</b>	Vinyl siding
<b>Water</b>	Municipal water
<b>Sewer / Septic</b>	
<b>Heating</b>	Natural gas
<b>Heating Type</b>	Forced air
<b>Cooling</b>	Air Conditioned, Air exchanger, Central air conditioning
<b>Basement Type</b>	Full (Unfinished)

## Rooms

Second level 4pc Ensuite bath	
Second level Bedroom	18' 9" x 12' 3"
Second level 4pc Bathroom	
Second level Bedroom	13' 5" x 14' 2"
Second level Bedroom	14' 0" x 13' 5"
Second level 5pc Ensuite bath	
Second level Master bedroom	18' 6" x 13' 5"
Ground level 2pc Bathroom	
Ground level Laundry room	
Ground level Office	10' 6" x 11' 5"
Ground level Dining room	13' 3" x 12' 1"
Ground level Kitchen	18' 5" x 15' 1"
Ground level Living room	16' 1" x 14' 2"

## Location



8685 Lundy's Lane, Niagara Falls, Ontario L2H 1H5

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