

40 PATTERSON DR, HALDIMAND, ON N3W 0B8, CANADA

<https://www.gtarealestates.com>

Welcome to 40 Patterson Dr. Experience the ultimate in comfort and convenience in this stunning 3 bedroom detached home nestled in the heart of Avalon! With 9-foot ceilings on the main floor, this bright and airy residence boasts upgraded windows and kitchen cabinets, creating the perfect ambience for relaxing and entertaining. The inviting rear yard, accessible through...

\$669,000

- 3 beds
- 3 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



Rooms & Units Descr



RoomType1: Primary Bedroom
RoomLength1: 4.39
RoomDimensions1: 4.39 m X 3.96 m
RoomLevel2: Second level
RoomWidth2: 2.56
RoomType3: Bedroom 3
RoomLength3: 3.04
RoomDimensions3: 3.04 m X 3.09 m
RoomLevel4: Second level
RoomWidth4: 1.44
RoomType5: Living room
RoomLength5: 5.71
RoomDimensions5: 5.71 m X 3.35 m
RoomLevel6: Main level
RoomWidth6: 2.43
RoomType7: Kitchen
RoomLength7: 3.16
RoomDimensions7: 3.16 m X 2.73 m
RoomLevel8: Main level
RoomWidth8: 1.7

RoomLevel1: Second level
RoomWidth1: 3.96
RoomType2: Bedroom 2
RoomLength2: 3.96
RoomDimensions2: 3.96 m X 2.56 m
RoomLevel3: Second level
RoomWidth3: 3.09
RoomType4: Laundry room
RoomLength4: 1.7
RoomDimensions4: 1.7 m X 1.44 m
RoomLevel5: Main level
RoomWidth5: 3.35
RoomType6: Dining room
RoomLength6: 2.74
RoomDimensions6: 2.74 m X 2.43 m
RoomLevel7: Main level
RoomWidth7: 2.73
RoomType8: Mud room
RoomLength8: 3.09
RoomDimensions8: 3.09 m X 1.7 m

Location Details

City: Haldimand **Province:** Ontario

Property Details

SubdivisionName: Haldimand **Levels:** 2
Stories: 2 **FrontageLength:** 26 ft ,10 in



Property Features

Flooring: Tile	Heating: Forced air
HeatingFuel: Natural gas	CoolingYN: True
Cooling: Central air conditioning	ParkingTotal: 2
OpenParkingYN: False	GarageYN: True
AttachedGarageYN: True	CarportYN: False
PoolYN: False	ViewYN: False
WaterfrontYN: False	Sewer: Sanitary sewer

Courtesy of

OfficeName: EXP REALTY	Office ID: 295587
ListAOR: Toronto Regional Real Estate Board	

Building Details

ParkingTotal: 2	Heating: Forced air
Sewer: Sanitary sewer	

Amenities & Features

Waterfront available: No	OpenParkingYN: No
AttachedGarageYN: Yes	GarageYN: Yes
CarportYN: No	PoolYN: No
CoolingYN: Yes	Cooling: Central air conditioning

