



Spruce Grove **91 Harvest Ridge** **LP: \$329,900**
79 HUDSON CV **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4205279
Style:	2 Storey	Bdrms Above:	3
Year Built:	2014	Bdrms Total:	3
Full Baths:	2	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Unfinished
Tot A.G. SqFt:	1,422.03	Tot A.G. SqM:	132.11

Welcome to a great 3 bedroom home in Harvest Ridge! An open layout with great upgrades! Dark hardwood floors, cozy gas fireplace, brick accent walls, granite counters throughout, recessed lighting, A/C and more. The open lines between living & dining provide a great space for entertaining. The large open kitchen has soft-close cabinetry running floor to ceiling. Crown molding, stainless steel appliances, granite, and plenty of extra seating at the large island. There's a main floor half bathroom, and then a bright open & airy staircase. With white wainscotted walls and plush carpets, you're invited up to the second level! Upstairs you have a great master bedroom with its own ensuite, and a walk in closet brightened by a window! Down the hall is the main full bathroom & the 2 additional bedrooms. The unspoiled basement is bright & awaits your finishing to add space. Outside you have a fully fenced yard with a great deck, lush green grass, and a detached double parking pad. Ready for its garage to be added.

Directions:

Virtual Tour: <https://vimeo.com/436501057> **Brochure:** <http://www.79-HudsonCove.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:		
Ensuite Baths:		0	1	0	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Y		Fireplace Type: Direct Vent			Fireplace Fuel: Gas	Lowr:		
Parking:	Parking Pad Cement/Paved						BIGd:		
Garage Dim:				Prk Encl/Ttl:	/		Total A.G.:	132.11	1,422.03

Living Room:	Master Bedroom:	U
Dining Room:	Bedroom 2:	U
Kitchen:	Bedroom 3:	U
Family Room:	Bedroom 4:	
Den:		
Bonus Room:		

Flooring:	Carpet, Ceramic Tile, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stone, Vinyl	Features:	Air Conditioner, Deck, Vinyl Windows
Site Influences:	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby		

Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:	HOA Fee:	Condo Fee Incld:
Condo Fee:	Floor Number:	
Floor Location:	Unit Exposure:	HOA Fee Incl:
Balcony/Terrace		

Total Lot M2:	354.43	Lot Shape:	Rectangular	Lot Dimen:
Frontage:		Zoning:		
Conform:		Front Expos:	East	
Taxes:	\$3,112.40 2019	Local Improve:		