



**Spruce Grove**      **91 Harvest Ridge**      **LP:** \$325,000  
 79 HUDSON CV      **SP:** M

**ACTIVE**

<b>Type:</b>	Detached Single Family	<b>Listing ID#:</b>	E4213405
<b>Style:</b>	2 Storey	<b>Bdrms Above:</b>	3
<b>Year Built:</b>	2014	<b>Bdrms Total:</b>	3
<b>Full Baths:</b>	2	<b>Basement:</b>	Full
<b>Half Baths:</b>	1	<b>Bsmnt Dev:</b>	Unfinished
<b>Tot A.G. SqFt:</b>	1,422.03	<b>Tot A.G. SqM:</b>	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
<b>Baths:</b>	0	1	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	1	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	2						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	Y <b>Fireplace Type:</b> Brick Facing						<b>Lowr:</b>		
<b>Parking:</b>	On Street, Parking Pad Cement/Paved						<b>BIGd:</b>		
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b> /						<b>Total A.G.:</b>	132.11	1,422.03

<b>Living Room:</b>	<b>Primary Bedroom:</b>	U
<b>Dining Room:</b>	<b>Bedroom 2:</b>	U
<b>Kitchen:</b>	<b>Bedroom 3:</b>	U
<b>Family Room:</b>	<b>Bedroom 4:</b>	
<b>Den:</b>		
<b>Bonus Room:</b>		

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

**Goods Included:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

**Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

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

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

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