

Rockland



3161 LEMAY CIRCLE

\$249,900

CATHERINESWIFT
SALES REPRESENTATIVE

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Built in 1984, this 2+1 bedroom, 2 bathroom brick and siding bungalow is situated on a large 60' by 100' lot with southern exposure and backs onto a ravine. This beautifully updated home is situated in the heart of the Town of Rockland on a quiet crescent and is close to schools, shopping, recreation and all the amenities this rapidly expanding area has to offer.

The home's exterior is brick and maintenance-free siding and the rear yard is fenced on both sides. There is a lovely creek that crosses the back of the property and beautiful mature trees ensure your privacy. A generous deck is the perfect spot to enjoy your morning coffee while listening to the birds.

The main floor features 9' ceilings with many pot lights and contemporary mocha-stained hardwood, the main-floor den is your perfect home office! The living/dining and kitchen area is open concept and features a gas fireplace and 42" flat-screen TV that's included. The kitchen features ceramic flooring, a handy oversized pantry, pots and pans drawers. The staircase features beautiful upgraded wrought-iron spindles.

On the lower level, you'll find a second gas fireplace in the large, bright family room with upgraded berber carpeting. This room features in-wall and ceiling speakers for your home theatre system. There's plenty of storage space too.

Upstairs, the master suite features an ample walk-in closet, and a 4-piece ensuite with jacuzzi soaker tub. The other two bedrooms are generously proportioned as is the linen closet. Contemporary full bathroom sparkles. The second-floor laundry features upper cabinetry for laundry supplies.



Year Built: 2007

Exterior: Brick & Siding

Garage: Single Car Attached Garage, Inside Entry

Basement: Fully Finished

Taxes: \$2,626 in 2009

Lot Size: Imp: 60' x 100'

Inclusions: Refrigerator, stove, dishwasher, microwave, hoodfan, automatic garage door opener, blinds in living/dining room, HRV, hot water tank.

Exclusions: Washer, dryer, freezer

Schools: Rockland Public School, Ecole Carrefour Jeunesse, St. Patrick Catholic School, Ecole Secondaire L'Escale, Ecole Sainte-Trinite, Rockland District High School.

Rented: Hot Water Tank