

# ***FEATURES***

*39 Hawthorne Road, Mono*



*Schools: Laurelwoods Elementary School or St. Benedict Elementary School, Westside Secondary School or Robert F. Hall Catholic Secondary School*

## ***Features***

- 1/2 Acre
- Brick Exterior
- 4 Bedrooms
- 3 Baths
- 3 Car Garage
- Parking for 6 in Driveway
- 2 Electric Garage Door Openers
- Covered Front Porch
- Large Foyer With Double Closets
- 2 Piece Powder Room Off Mudroom
- Mudroom with Side Entrance and Access to Garage
- Formal Living Room
- Formal Dining Room
- Family Room with Wood Fireplace & Hardwood Flooring
- Gourmet Kitchen with Granite Counters
- Stainless Steel Cooktop, Dishwasher & Micro/Wall Ovens
- Walk Out to Private Patio From Eating Area
- Master Suite With 4 Piece Ensuite & Walk-In Closet
- Bedroom 2 & 3 with Large Closets
- Bedroom 2, 3 & 4 with Hardwood under Carpet
- New Broadloom Throughout
- Hardwood Floors Refinished
- Freshly Painted
- Renovated Main Bath
- Partially Finished Lower Level
- Lower Level Rec Room
- Lower Level Workshop
- Perennial Gardens

# ADDITIONAL FEATURES

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## Features Continued

- Interlock 2 Tiered Back Patio
- Interlock Driveway
- Mature Trees
- Central Air Conditioning
- Hot Water Tank (Rental)
- Water Softener (Owned)

**Inclusions:** fridge, combination micro/wall oven, cooktop, dishwasher, washer, dryer, 2 EGDO, all electric light fixtures, all window coverings

### ROOM SIZES (ft)

#### Main Level

Living: 16.99 x 11.74  
Kitchen: 9.32 x 12.00  
Family: 12.00 x 16.33  
2nd Bdrm: 10.63 x 14.66  
4th Bdrm: 10.63 x 12.66

Dining: 13.97 x 12.00  
Breakfast: 9.32 x 12.00  
Master: 18.01 x 12.00  
3rd Bdrm: 10.63 x 13.32

#### Lower Level

Rec Room: 24.41 x 18.60  
Workshop: 17.65 x 15.97

Exercise: 16.99 x 15.97  
Dance: 15.19 x 8.95

**Mike & Sheila Mullin**  
**Cheryl Hagymasy\***

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