

# Property Information

Nestled in the heart of the Amherstview, 85 Mortensen Drive embodies the essence of family-friendly living with its convenient location and charming features. Boasting seamless access to Highway 33 and the serene shores of Lake Ontario, this property offers a lifestyle of both tranquility and accessibility.

Situated on a meticulously landscaped corner lot, this residence welcomes you with its inviting ambiance and eye-catching curb appeal. The composite front deck sets the stage for warm welcomes and leisurely evenings spent enjoying the picturesque surroundings. Step into the backyard oasis, where a beautifully interlocked patio awaits, offering the perfect setting for outdoor gatherings or quiet moments of relaxation.

This thoughtfully designed bungalow boasts two spacious bedrooms and two full baths, providing comfort and convenience for every member of the family. The attached double car garage ensures ample parking and storage space, enhancing the functionality of this exceptional home.

Inside, the residence exudes a sense of modern elegance and comfort. In-floor radiant heating and a split heat pump offer year-round comfort, while the open-concept layout and high ceilings create an airy and inviting atmosphere. The well-appointed eat-in kitchen is a chef's delight, featuring quality appliances, ample cabinetry, and a convenient walkout to the rear patio, making al fresco dining a breeze.

The primary bedroom serves as a peaceful retreat, boasting a luxurious four-piece ensuite bath, double closets, and

another walkout to the rear patio, providing a seamless blend of indoor-outdoor living.

With its prime location, stylish design, and array of desirable features, 85 Mortensen Drive presents a rare opportunity to embrace the quintessential lifestyle of comfort, convenience, and community in one of Amherstview's most sought-after neighborhoods. Don't miss your chance to make this dream home your own.

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

# Property Details

**ADDRESS:** 85 Mortensen Dr, Amherstview, K7N1W2

**TYPE:** Single family residential

**LEGAL DESCRIPTION:** LT 148 PL 1081; LOYALIST

SQ. FT:	1,381 (MPAC).
BEDROOMS:	2; Primary features double closets, ensuite bath and walkout to rear yard.
BATHS:	2; 4 piece main, 4 piece ensuite in primary bedroom.
LAUNDRY:	Main floor laundry room.
BASEMENT:	None. Slab on grade construction.
AGE:	24 years (2000).
ELECTRICAL:	Braker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Slab on grade.
FLOORS:	Vinyl, Laminate, carpet.
CEILINGS:	High ceilings, drywall / plaster.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, vinyl siding.
INTERIOR:	Drywall.
PARKING:	Double wide private driveway.
GARAGE:	Double wide attached garage with inside entry.
LOT SIZE:	82.21' x 119.77'
ZONING:	R1

TAXES:	\$4,849.39 (2023).
ROLL #:	110401008000592.
PIN #:	451310978.
HIGH SPEED INTERNET:	Available.
HEATING:	Radiant in floor.
COOLING:	Split heat pump unit.
COSTS:	Hydro - \$860/yr., Natural gas - \$1,700/yr., Water/sewer - \$775/yr. (approx.).
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Corner lot, landscaped, patio at rear.
INCLUSIONS:	Fridge, Stove, Washer, Dryer, Dishwasher.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.