



54 Frances Colbert Avenue

Carp

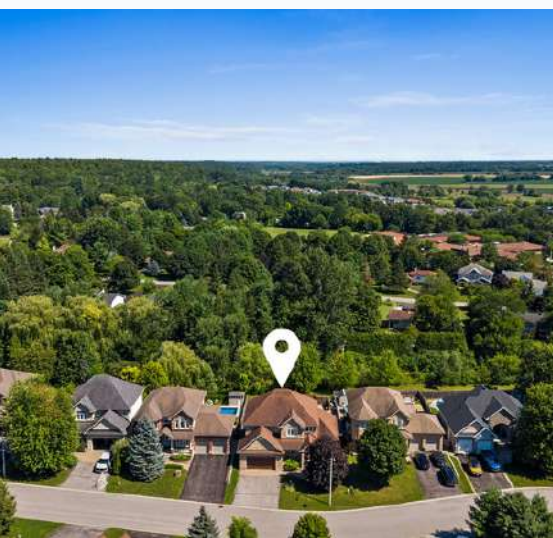


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Discover elegant family living on a premium lot backing onto a pond & park. This stunning 4-bedroom, 3-bathroom home features gleaming hardwood floors, a spacious den, formal living & dining areas, and a chef's kitchen with stainless appliances and open-concept family room with gas fireplace.

Upstairs, the spacious primary suite offers a walk-in closet and luxurious ensuite with soaking tub & dual vanities. Enjoy resort-style outdoor living with a private fenced yard, in-ground pool, extensive decking, patio & covered entertaining area.



PROPERTY FEATURES

- Gleaming hardwood floors & sun-filled main level
- Spacious den/home office
- Chef's kitchen with stainless steel appliances
- Open-concept family room with gas fireplace & park views
- Luxurious primary suite with walk-in closet & spa-like ensuite
- Private fenced backyard with in-ground pool
- Extensive decking, patio & covered outdoor dining space
- Steps from Carp Farmers' Market & village amenities



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Property Inclusions:

- Fridge, stove, hood fan, dishwasher, washer, dryer, all light fixtures, all window coverings, water softener, garage door opener & remote, inground pool & equipment

Rentals:

- Hot Water Tank



Room Dimensions:

Main Level:

- Living Room 16'8" x 11'2"
- Dining Room 13'11" x 11'2"
- Kitchen 14'9" x 12'5"
- Breakfast Nook 12'2" x 11'1"
- Family Room 18'9" x 13'3"
- Office 13'5" x 10'7"
- Laundry 7'5" x 5'11"
- 2pc Bathroom

2nd Level:

- Primary Bedroom 15'8" x 14.5"
- 5pc Ensuite
- Bedroom 13'3" x 10'7"
- Bedroom 12'5" x 10'11"
- Bedroom 13'10" x 10'7"
- 5pc Bathroom



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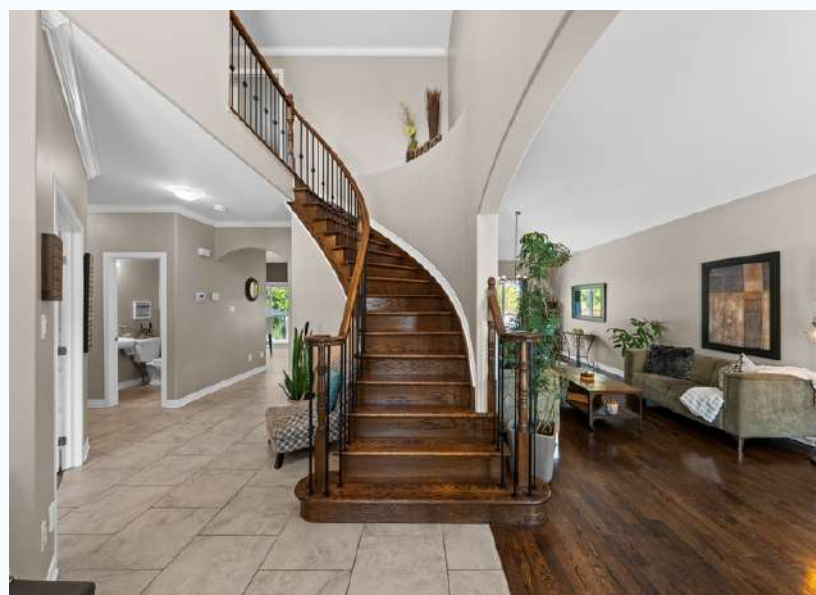
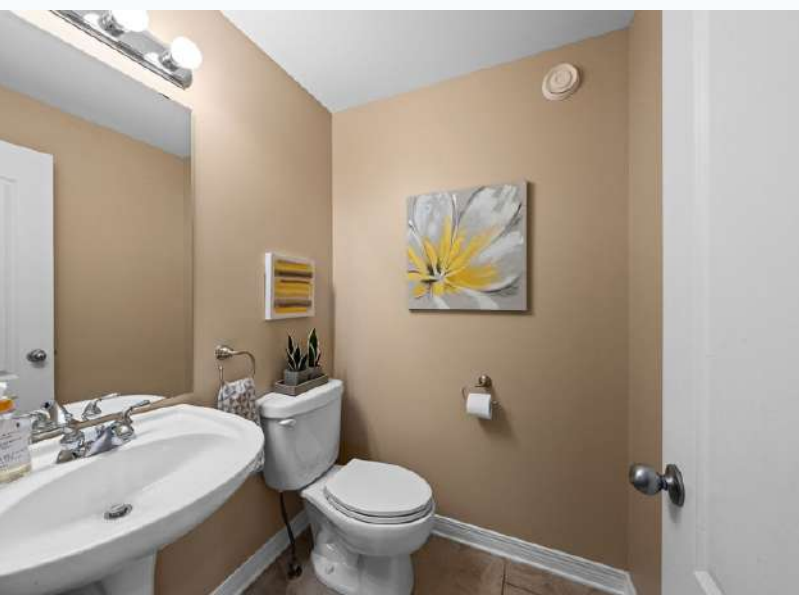


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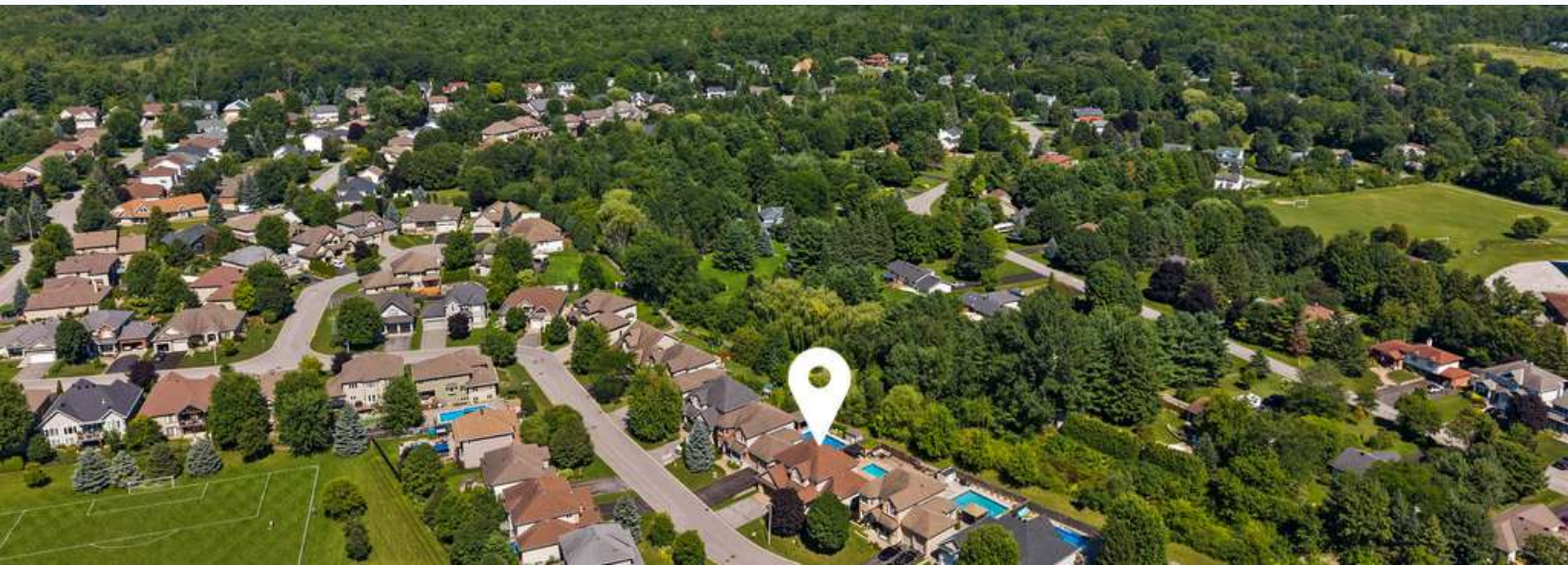
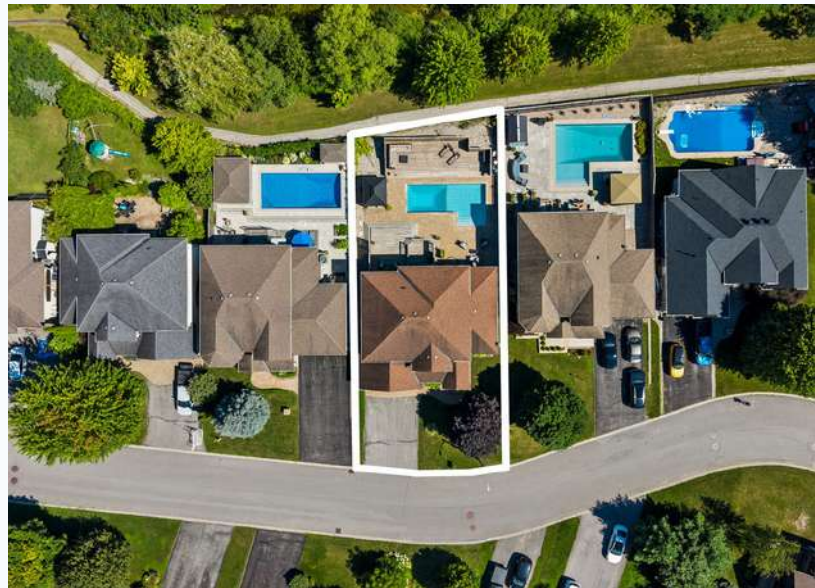


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Upgrades & Features

- AC 2025
- Furnace 2009
- Roof 2009
- Central Vac roughed in
- Oversized 2-car Garage
- Located on premium sized lot with no rear neighbours

Property Costs:

- Property Taxes: \$6,132 (2025)
- Average Heating: \$160/month
- Average Water: \$150/bi-monthly



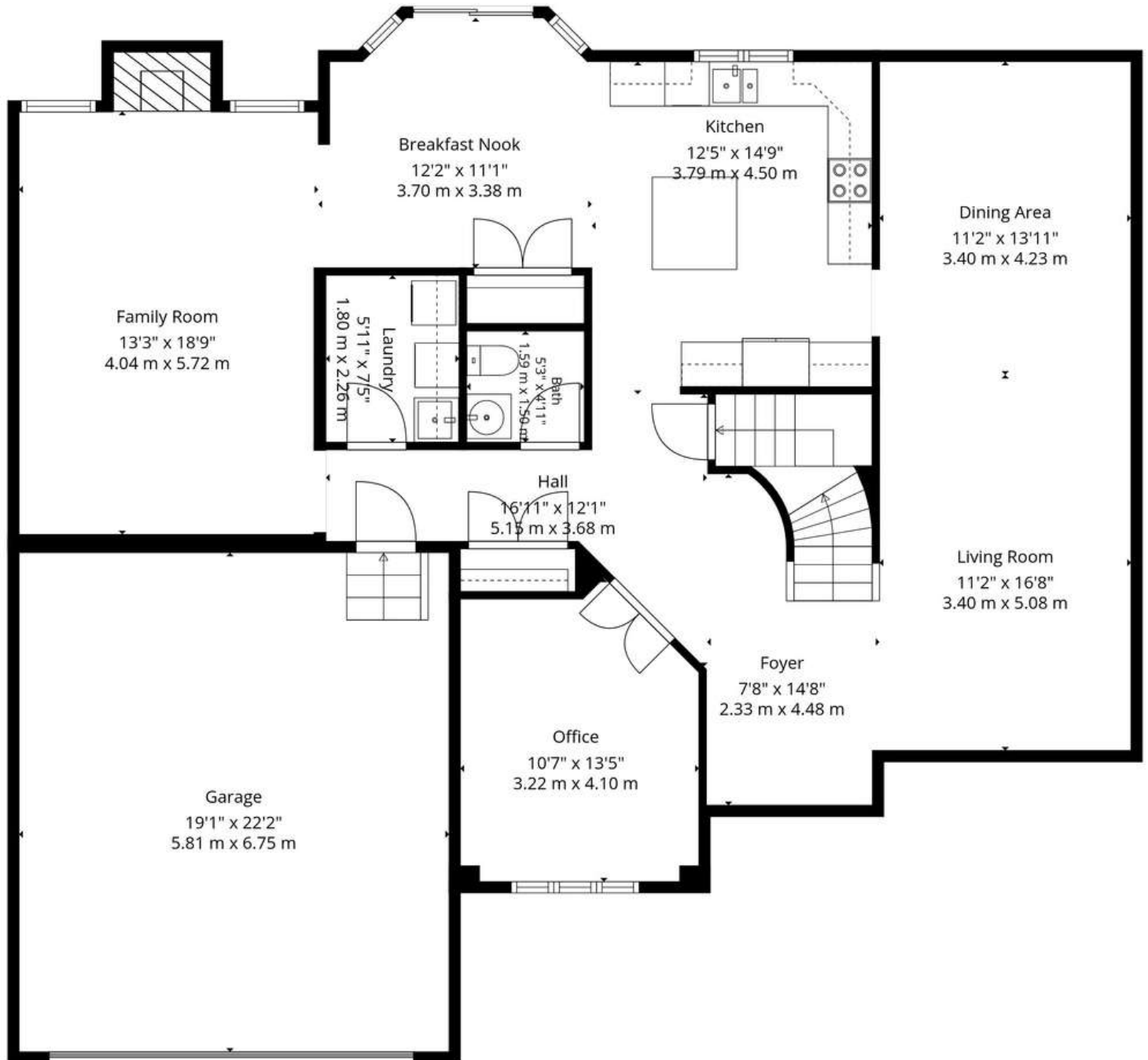
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FLOORPLANS





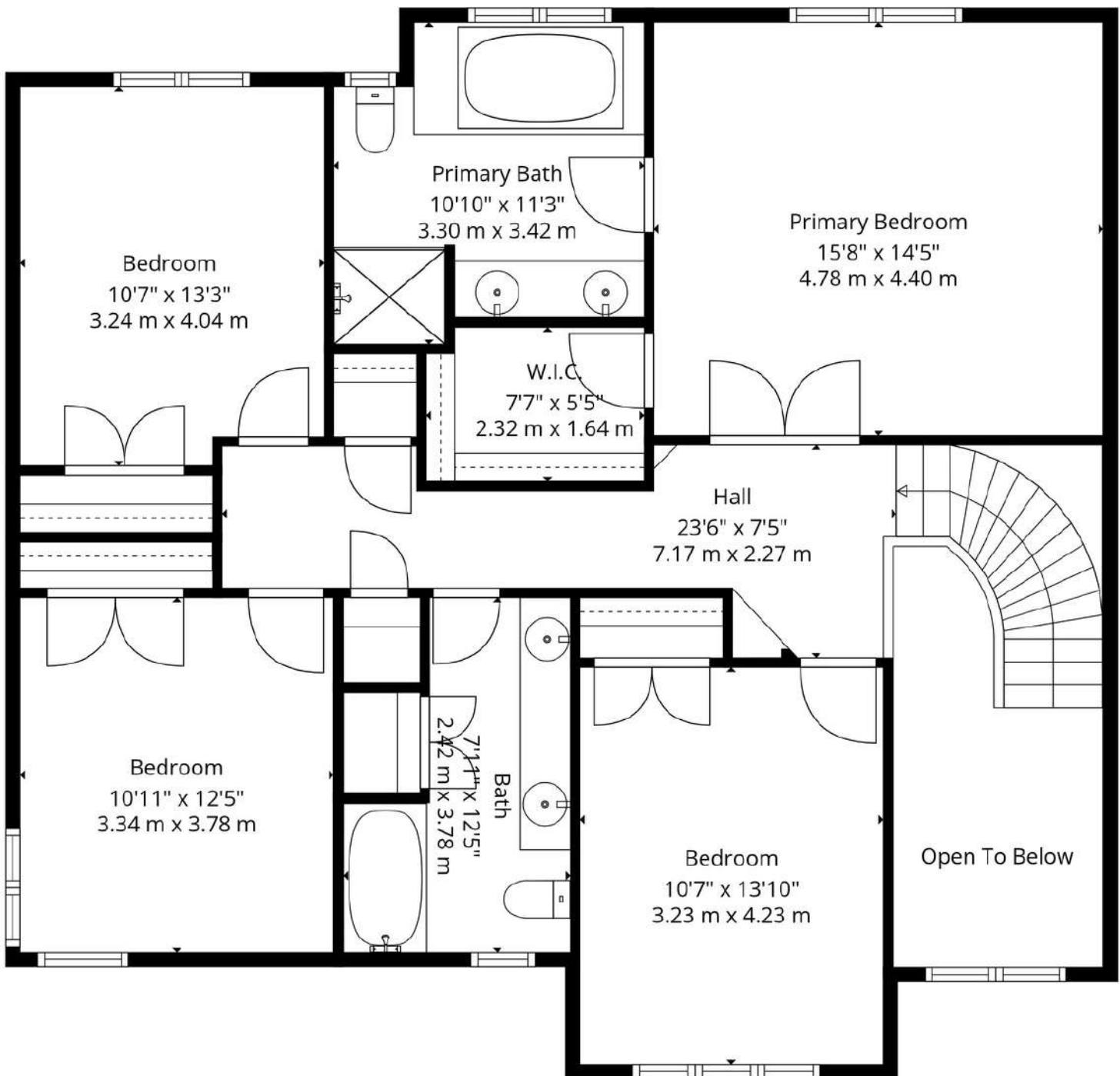
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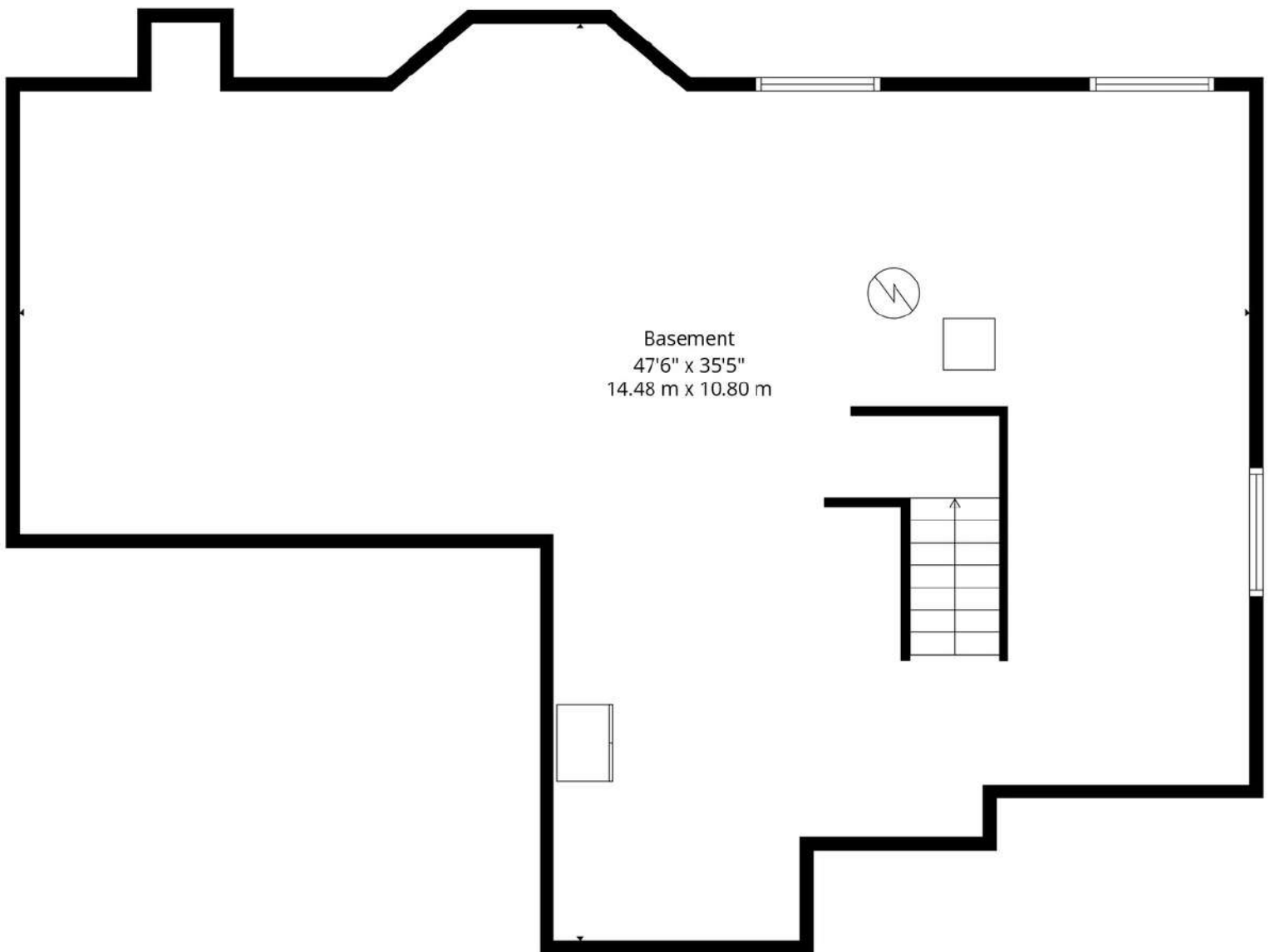
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FLOORPLANS



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