

List of Upgrades

- New furnace installed 2017
- New floors throughout \$18k - Dec 2016
- All new baseboards
- New Paint
- New high quality 40 gal hot water heater
- All new hardware French doors including thresholds
- New glass in all windows including stops
- Custom etched glass window installed in Bedroom
- Custom tiled fireplace
- All new recessed led lighting
- Gutted both bathrooms installed new shower pan custom tile, countertops and plumbing, tile floors, new sinks and hardware, new light fixtures, custom mirrors
- New ceiling fan (\$700) master bath; 3 new bathroom vent/lights recently replaced with heat feature in master bath
- New MasterBath/Closet custom door installed
- Custom build out both closets, new light fixtures, mirrored closet doors in guest bedroom
- New Kitchen cab doors, self-closing shelves with solid wood fronts and 3 coats lacquer
- Custom doors and tiled floors in laundry area 2016
- New roof and 3 new skylights 2016
- New built-in storage cabinets and shelving in garage 2017
- 2 yr old jacuzzi - just serviced, all filters and new cover (negotiable)
- 2 yr old refrigerator, dishwasher, oven, cooktop and vent
- New dark out easy pull blinds installed both bedrooms
- New auto sprinkler controller and water feature pump replaced 2017

36 FAIRWAY DRIVE MANHATTAN VILLAGE



This newly updated, end unit, single story open floor plan makes indoor/outdoor living a breeze - french doors open to the spacious and private backyard, overlooking the 9th Hole. Your outdoor oasis is equipped with jacuzzi spa, built-in water fountain and large planter bed with loads of greenery! The dining and living rooms are together in one big open space and feature vaulted ceilings and a mosaic tiled fireplace for those chilly nights. Kitchen boasts granite counter tops, stainless appliances and a 5-burner stove. Enjoy breakfast in your cozy window nook. Master bedroom has vaulted ceilings and french doors leading to the backyard and an ensuite bath with dual sinks, skylights and custom two-person glass tiled shower. New paint and engineered wood flooring throughout the entire home. Plus inside laundry room with custom doors. The oversized two car garage has plenty of builtin storage cabinets and shelving - park 2 cars in the driveway. Manhattan Village is the only guard gated community in MB.

Offered at \$1,495,000



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- 2 bedrooms / 2 full baths
- 1450 sf living space
- 5216sf lot
- 2 car oversized garage
- 2 parking spaces in drive way
- huge backyard with golf course view

**COMPLETE LIST OF UPGRADES ON BACK*