



## 1283 COLBORNE Street Mount Vernon Ontario

2115 - Burford

**\$614,900**

Licensed to BRREA



Welcome to 1283 Colborne Street West! This spacious family residence is nestled in the charming hamlet of Mount Vernon. Boasting generous principal rooms, an attached garage, and a sprawling backyard with no rear neighbors, this home is a perfect sanctuary for any large family seeking both space and privacy. Step into the inviting living room, where warm hardwood floors create a welcoming atmosphere, complemented by a cozy gas fireplace—ideal for curling up on chilly evenings. The eat-in kitchen features laminate countertops and ample prep space, along with plenty of cabinetry, making it a dream for any discerning chef. Garden doors seamlessly connect the kitchen to the expansive back deck, facilitating effortless indoor and outdoor entertaining. On this level, you'll find a spacious primary bedroom and an additional large bedroom, both adorned with hardwood floors and conveniently located near the well-appointed 4-piece bathroom and laundry room. Venture down to the lower level, where a generous family room awaits, along with an extra bedroom, a versatile open bedroom area, and an additional 3-piece bathroom. Outside, the private, fully-fenced backyard oasis beckons, featuring a large deck, a sandbox for children to enjoy, and a vast grassy area enveloped by mature trees that back onto a tranquil field. Two convenient storage sheds provide ample space for all your belongings...



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