



# 11 Hawthorne Way Niverville

\$649,900

SS April 27th, Offers May,5th 5pm. This beautifully finished 1663 sq ft home offers an exceptional layout, quality finishes + outstanding use of space. This 5 bedroom, 3 bath home features, 3 bedrooms on the main level + 2 additional bedrooms in the fully finished basement. The bright open-concept main living area is designed for everyday comfort + entertaining. The kitchen showcases two-tone cabinetry to the ceiling, quartz countertops, full wood drawers, under-cabinet lighting, stainless barn sink + direct access to the rear deck overlooking the fully fenced backyard. The living room is anchored by an electric fireplace with reclaimed wood feature wall. The primary suite offers a walk-in closet w/custom built-ins, while additional bedrooms also feature custom cabinetry. Premium upgrades include LVP flooring, triple pane Jeld-Wen windows, custom blinds (motorized front entry blind), and single-piece tubs in all bathrooms.+ gas line for BBQ on the deck. Storage is abundant throughout, plus an oversized fully heated + insulated garage ideal for vehicles or workspace. Finished w/Hardie board siding, timber accents + cultured stone, this move-in ready home is a standout opportunity in growing Niverville.

Kitchen 17'10 x 13'40  
Dining Room 13'40 x 9  
Living Room 15 x 19'60  
Primary Bedroom 16 x 14'40  
Three Piece Ensuite Bath 7'30 x 9'60  
Bedroom 10'90 x 11'30  
Bedroom 11'50 x 11'60

Four Piece Bath 10'90 x 5  
Laundry Room 13 x 7'11  
Recreation Room 16 x 19  
Bedroom 11'50 x 17  
Bedroom 13'50 x 13  
Four Piece Bath 10 x 5

Listing Presented By:



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