

# Features of 336 Queen St. S, Unit 14

## Exterior

- Princess Mews complex
- Only 36 homes in a private enclave
- Steps to downtown Streetsville shops and restaurants
- Private gated access to Streetsville GO
- Outdoor pool in complex
- Detached 2 storey home
- Single car garage with electric garage door opener
- Front porch stained 2026
- Oversized back deck with privacy panels, stained 2026
- Front door with new digital lock and phantom screen

## Foyer

- Hardwood flooring
- Large double front hall closet
- Painted (2026)

## Living Room/Dining Room

- Living room with walk out to back deck
- Hardwood flooring
- Wood burning fireplace (as is)
- Painted (2026)
- Open concept

## Kitchen

- Hardwood flooring
- Double sinks
- Eat in kitchen
- Undercabinet lighting

- Access to the garage
- Midea stainless steel fridge (2026), Samsung stove (2026), KitchenAid stainless steel dishwasher (2021), Panasonic microwave and Nutone range hood
- Painted (2026)

## Two Piece Bathroom

- Hardwood flooring
- Painted (2026)
- LED mirror (2026)
- New light fixture (2026)

## UPPER LEVEL

### Hallway

- Solid wood stairs and railing
- Hardwood flooring
- New light (2026)
- Painted (2026)
- Linen closet

### Primary Bedroom

- Hardwood flooring
- Large walk-in closet
- Painted (2026)
- 3 Pc. Ensuite –
  - New LED mirror and light fixture (2026)
  - Painted (2026)
  - Ceramic floor

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## UPPER LEVEL

### 2<sup>nd</sup> Bedroom

- Hardwood flooring
- Closet
- Painted (2026)

### 3<sup>rd</sup> Bedroom

- Hardwood flooring
- Double mirrored closet with organizers
- Painted (2026)

### Main Bath- 4 Piece

- Jacuzzi soaker tub
- New mirror (2026)
- New light fixture (2026)
- Painted (2026)
- Ceramic floor

### Other Information

- Laundry room in basement with double sinks, LG Washer & Dryer (2022)
- Hi efficiency furnace (2024)
- Air conditioner (approx. 2020)
- Electrical panel with 100 AMP service
- Smart thermostat
- 4 exterior security cameras
- Hot water tank – rental- \$25.99 + tx/month

### Inclusions

Midea Stainless Steel Fridge (2026), Samsung Stove (2026), Nutone Range Hood, Panasonic Microwave, KitchenAid Stainless Steel Dishwasher (2021). LG Washer & Dryer (2022). EGDO & Remotes. Light Fixtures, Window Coverings. 4 Exterior Security Cameras. SMART Thermostat. Cabinet In Laundry Room. Wood Burning Fireplace (As Is).