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**North Bay Real Estate Services, Brokerage**  
**117 Chippewa Street West**  
**North Bay, Ontario**  
**P1B 6G3**

**20 Brookland Drive, Trillium Woods, North Bay, Ontario, P1A 0A1, Canada**

**MLS®# 484404005828673**

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<b>Property Value</b>	\$349,000
<b>Type</b>	Bungalow
<b>Style</b>	Single Family Residence
<b>Basement</b>	Finished
<b>Parking</b>	4 cars
<b>Year Built</b>	2012
<b>Taxes</b>	4400 (20160
<b>Living Area</b>	1,165 sq.ft.
<b>Lot Frontage</b>	46.59 ft
<b>Lot Depth</b>	108.27 ft
<b>Lot Size Area</b>	467 m <sup>2</sup>
<b>Bedrooms</b>	2+2
<b>Bathrooms</b>	2 full
<b>School District</b>	Ferris

## Description

Quality built Kenalex home in Trillium Woods Subdivision. This split entry bungalow is only 4 years old yet shows like new.

Attention to detail can be seen upon pulling into the driveway. Citadel stone front, stone landscaping and a covered entrance way to stand out of the rain while opening your front door. You step into an oversized foyer with high ceilings and windows, a double closet and inside access to the garage.

Ascend the stairs to a bright and airy open concept living space. The natural coloured gleaming hardwood floors reflect the afternoon light coming in the front windows. A combined living room, dining room can host the largest of family gatherings, and people can mingle while you prepare gourmet meals in the galley kitchen with island or you BBQ on the covered deck that is through the adjoining patio doors.

Master bedroom with double closets, a second bedroom with single double closet and a main bathroom, all with big bright windows, complete the main floor.

The lower level of the house is no less cheery than upstairs due to the large windows and its non basement feel. The landing at the bottom of the stairs is spacious, with a view of the massive family room, the third bedroom with double french doors and the fourth bedroom. A second bathroom with glass corner shower and a laundry utility room finish this level totally.

