



7 KECALA ROAD

DORSET PARK



A photograph of a bright, empty interior space, likely a hallway or a room. The walls are white, and the floor is made of light-colored wood. A single light fixture is visible on the ceiling. The room is well-lit, and the overall atmosphere is clean and modern.

# 7 KECALA ROAD A VERSATILE & INVITING HOME FULL OF POTENTIAL

Don't miss the opportunity to own a bright and spacious two-plus-one-bedroom, two-bathroom detached brick home, bursting with potential. Nestled on a quiet, tree-lined street in Dorset Park, this charming home sits on an oversized 42.05 ft x 140.10 ft lot, offering versatility for investors, multi-generational families, or anyone seeking extra space. Freshly painted throughout and featuring new front windows, as well as a separate entrance to a fully finished in-law suite, this home offers endless possibilities.

As you approach, the classic red brick facade, complemented by freshly painted accents and brand-new oversized front windows, exudes a timeless appeal. The three-car driveway leads to an attached single-car garage and a well-situated side entrance. Step through the solid-wood front door to a spacious foyer with soaring ceilings. Ascend to the main level, where you will find a coat closet and easy access to the home's functional layout.



## SEAMLESS LIVING SPACE

The main level boasts a bright and airy living room with a brand new picture window overlooking the serene, tree-lined front garden. Classic hardwood floors add warmth and character, while the adjacent formal dining room offers a view of the front yard and a seamless connection to the charming kitchen. Featuring a built-in pantry, the kitchen offers ample opportunity to modernize or open up the space for a contemporary layout.

A spacious hallway leads to two generously sized and bright bedrooms with hardwood floors and large windows overlooking the expansive and private back garden. The primary bedroom includes a double closet, while the family bathroom features classic tiling and a new window that enhances the space with additional light. A convenient linen closet completes the upper level.

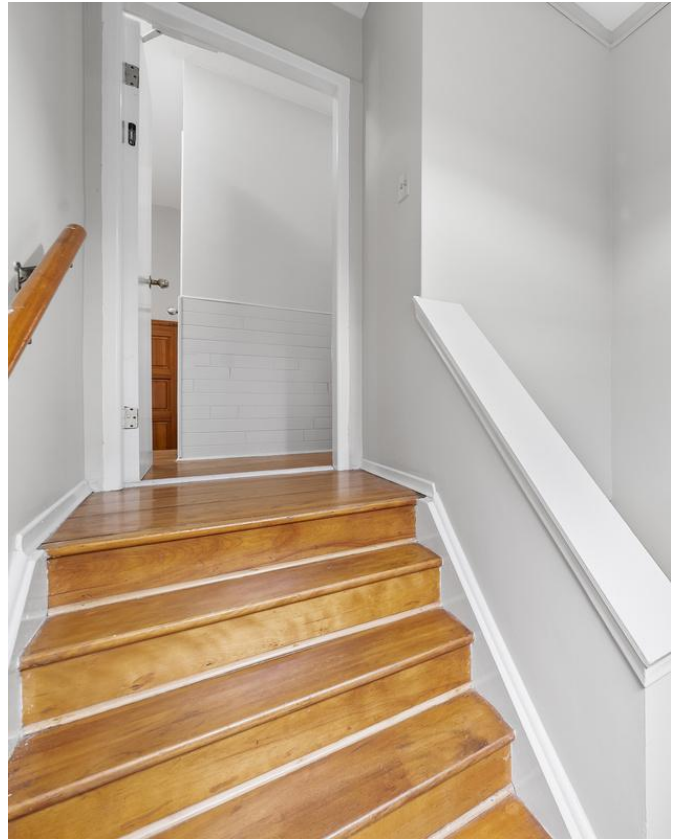






# SPACIOUS LOWER LEVEL APARTMENT

The lower-level apartment is a standout feature of this home. It is accessible from both the main level through a separate stairwell, as well as through its own private side entrance, and offers access to the shared laundry room. The lower-level apartment opens into the spacious living and dining area with above-grade windows that fill the space with natural light. A charming brick fireplace anchors the room and is complemented by the modern and practical laminate flooring. The cozy lower-level kitchen is conveniently tucked away and features a functional layout with tile flooring and a breakfast bar. A large bedroom with a closet and a full bathroom with a tub-shower combination complete the space.



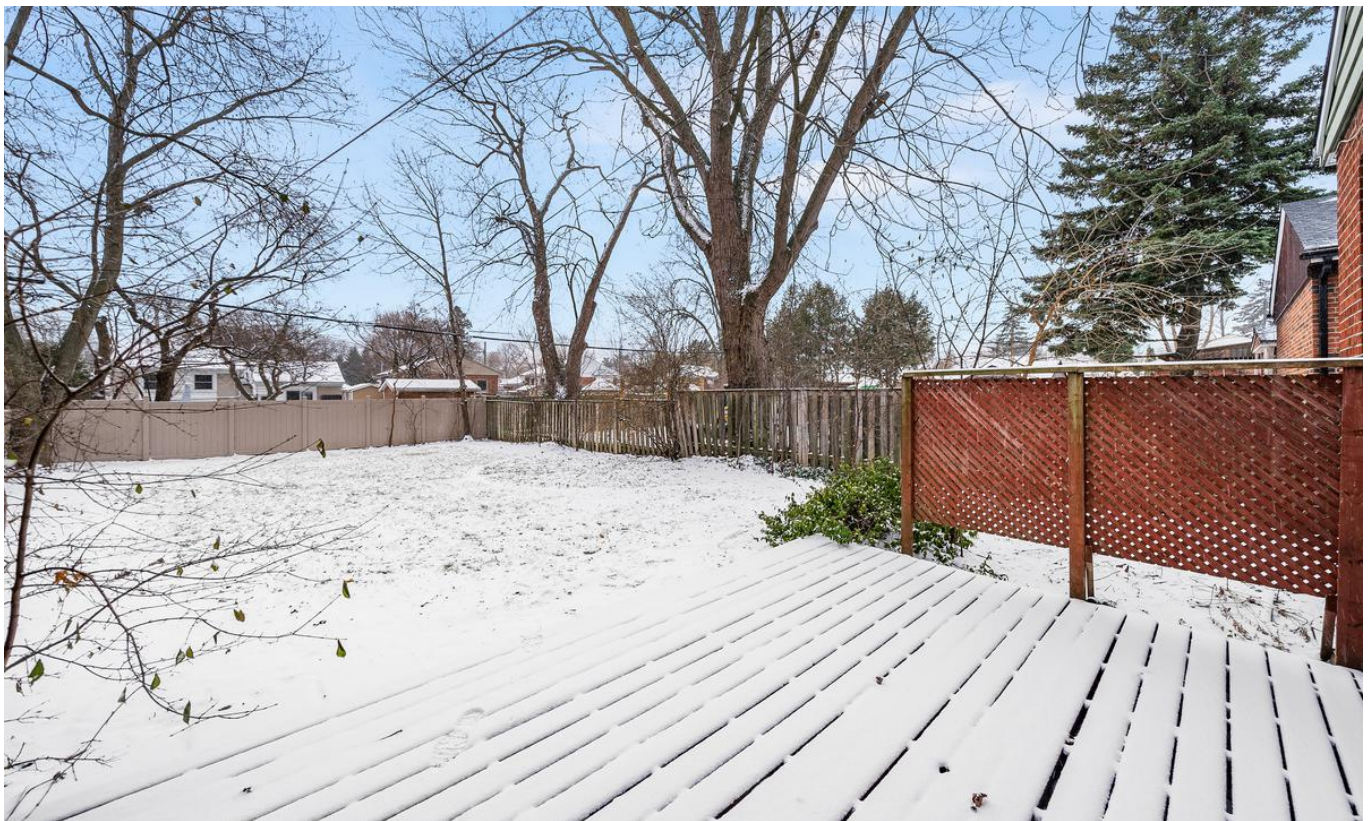




# PRIVATE OUTDOOR OASIS

Step outside into the sprawling, tree-lined rear garden and discover your own private oasis. This outdoor retreat offers plenty of room for entertaining, gardening, or relaxing, with convenient access to the attached garage.

Located just a short drive from Dorset Park's amenities, schools, and shopping, this home is ready for its next chapter. Whether you're looking to move in and enjoy, renovate, or rent out the two separate units, this property is full of potential.





# INCLUDED FEATURES

## KEY FEATURES

- Flexible layout with the potential to be utilized as two rental units, one family home, or separated spaces for multi-generational living.
- Situated on a quiet, tree-lined street in a family-friendly neighbourhood.
- Generous 42.05 ft x 140.10 ft lot with a private, tree-lined backyard perfect for entertaining or relaxing.
- Spacious two-plus-one-bedroom, two-bathroom home with versatile living spaces.
- Bright living and dining rooms with hardwood floors, an eat-in kitchen with a built-in pantry, and two spacious bedrooms.
- Separate side entrance to a bright lower level featuring a bedroom, full bathroom, kitchen, and living/dining room with a brick fireplace.
- Freshly painted throughout with brand-new oversized front windows, as well as new windows in the kitchen and upstairs bathroom.
- Private three-car driveway leading to an attached one-car garage.
- Endless opportunity to modernize, create an open-concept layout, or expand the home.

## INCLUSIONS

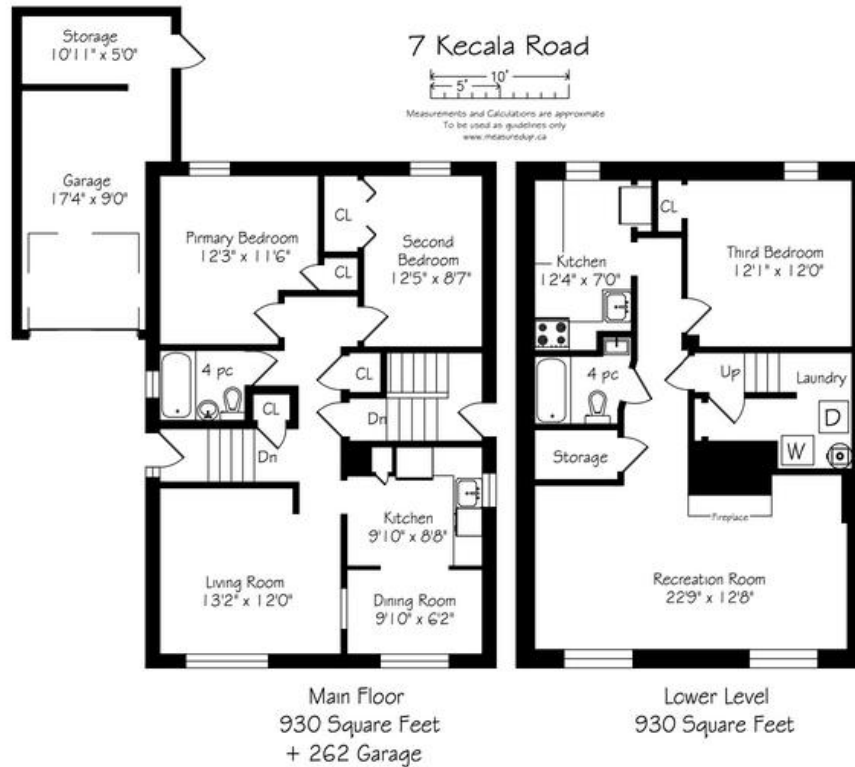
- Kenmore fridge
- Inglis fridge
- Amana dishwasher
- Kenmore stove and hood vent
- Hotpoint oven
- Kenmore electric cooktop
- Amana washing machine
- Kenmore dryer
- All electric light fixtures (ELFs)

## COMFORT SYSTEMS

- 200 Amp electrical panel
- Electric Baseboard Heaters throughout
- 50-gallon rented hot water heater

# FLOOR PLANS

7 KECALA ROAD



## LOT SIZE

- 42.05 ft X 140.10 ft

## TAXES

- \$4,291.74 (2024)

## HEATING

- Electric baseboard heating

## DRIVEWAY

- Private with parking for 3 cars

## POSSESSION

- Flexible

## RENTAL ITEMS

- Enercare hot water tank  
(\$37.97/month)









## ELEVATE YOUR EXPECTATIONS



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