



Welcome to

# 38 Riverside Dr.

Mono

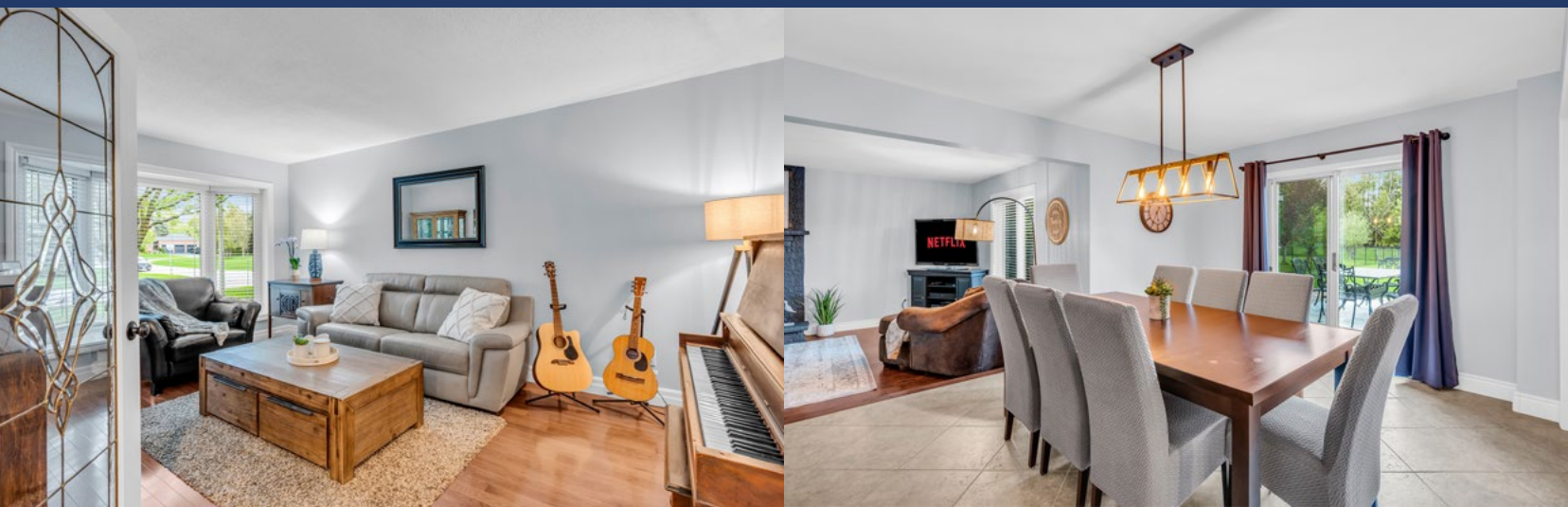






## Welcome To 38 Riverside Dr, Mono

Rare offering! Beautiful executive home on .51 acres backing onto tranquil green space in the desirable Cardinal Woods East Estate Subdivision. This 4-bedroom 3 bathroom, 3258 sq ft home with 3 Car garage, professionally landscaped, offers a fully fenced pool size yard. Upper bathrooms recently updated in 2021 with heated flooring, glass shower doors, and cabinetry. Large Primary bedroom with walk-in closet, and stunning ensuite. Generous kitchen with granite counter tops, eat-in area great for entertaining and walk out to large deck with gazebo and custom garden shed. Sunken family room with gas fireplace. Work from home in the private office. Lower level is unfinished and waiting for your creative ideas. Walk or bike to Island Lake Conservation, Monora Park, and enjoy kms of trails. Short drive to Hockley Valley Resort Golf Course, Ski hills, Mono Cliffs and Adamo Winery. Walking distance to Mono Amaranth Public School. Close to shopping and dining. Excellent Commuter Location.

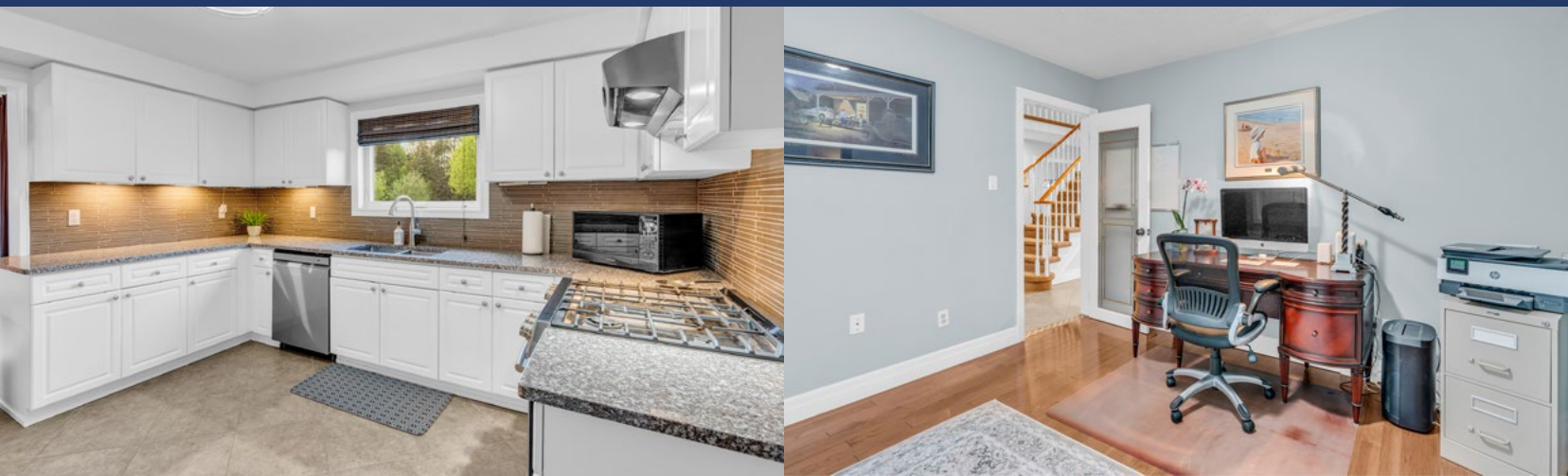






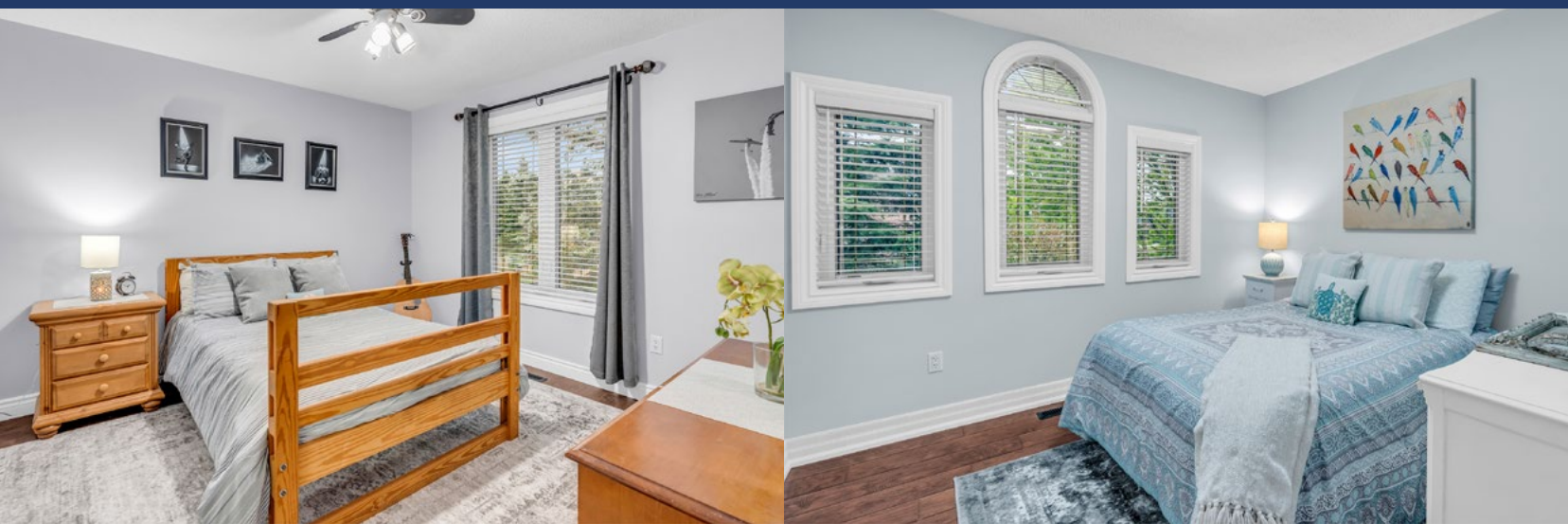
## Property Features

- 2024 Eavestroughs, Fascia, Down Spouts (May 27th)
- 2023 Shingles Gazebo Roof
- 2023 LG Clothes Washer and Clothes Dryer
- 2023 LG Dishwasher
- 2022 Black Door Handles and Exterior Door Lock System
- 2022 Front Door Inserts
- 2021 Air Conditioner
- 2021 Garage Man Door to Backyard
- 2021 Upper-Level Bathroom Windows
- 2021 Updated Upper-level Bathrooms, Heated Floors, Decorative Tiles, Cabinetry, Glass shower doors, Faucets
- 2021 Upper-level Doors (most) and Trim
- 2021 Flooring in 3 Bedrooms Quality Laminate





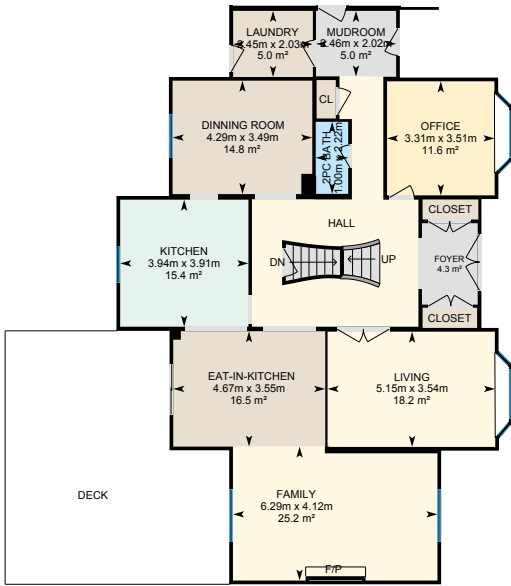
- 2021 New Sump Pump with Municipal Water Back Up
- 2021 Blinds
- 2019 10x10 Custom Shed
- 2019 Driveway Paved
- 2017 Fully Fenced Yard
- 2017 Septic Lid Covers
- 2009 Shingles replaced with 35 Year Shingles
- 2009 Furnace
- 2008 Professionally Landscaped Front Yard
- Natural Gas BBQ Hook Up, Inground Sprinkler System
- Municipal Water
- Septic
- Taxes \$6,094
- Hot Water Tank Rental
- Right of way to allow Town of Mono to access back calvert/creek.



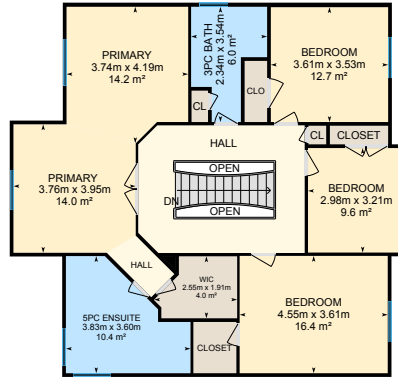




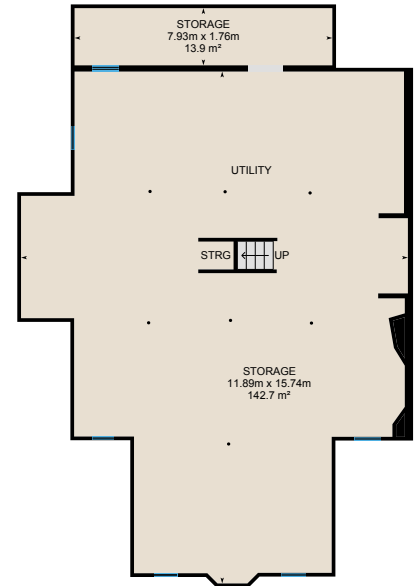




MAIN FLOOR



2ND FLOOR



BASEMENT