The Wright Team

3377Bramble.com
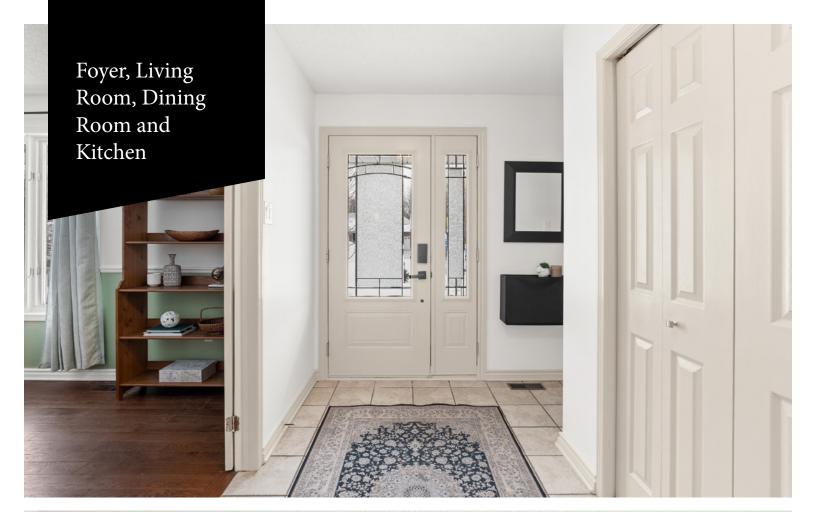
3377 Bramble Lane

4 BEDS | 3 BATHS

OSGOODE

Situated in a welcoming Osgoode community, this well-maintained home combines charm with easy access to nearby amenities. A welcoming front porch leads to a thoughtful interior with generous-sized rooms, four bedrooms, and three bathrooms.
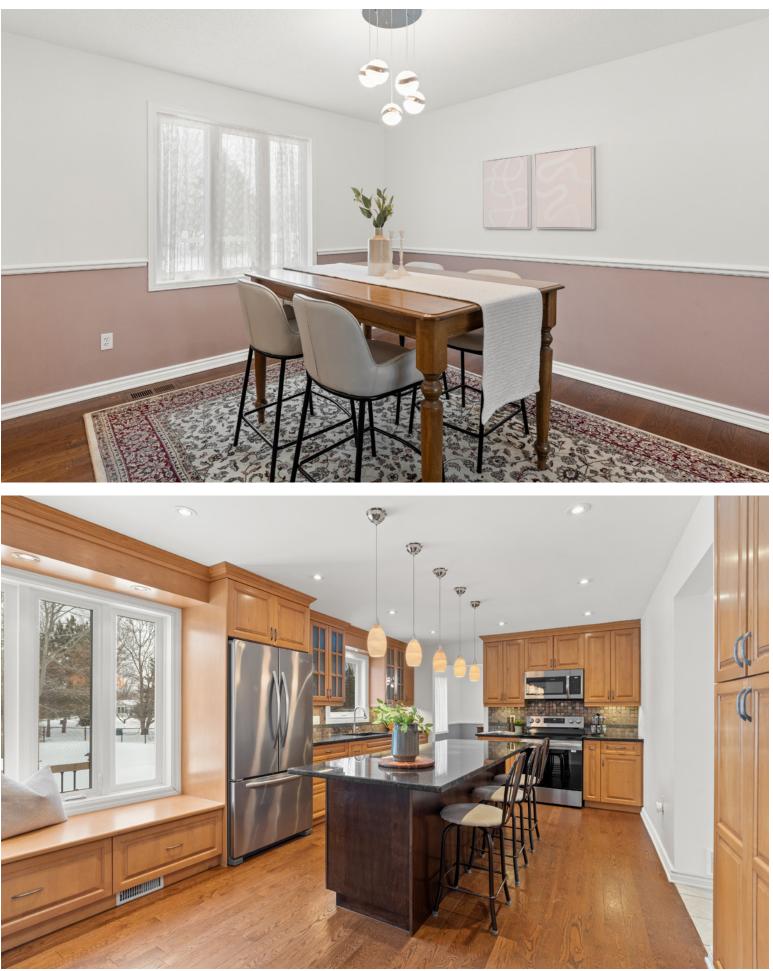
Hardwood floors extend through the main living spaces, which feature a formal living room, a dining room, and a family room that overlooks the spacious backyard. The kitchen is equipped with granite countertops, stainless steel appliances, an island, and ample wood cabinetry. A window seat with built-in storage provides a cozy spot for morning coffee.
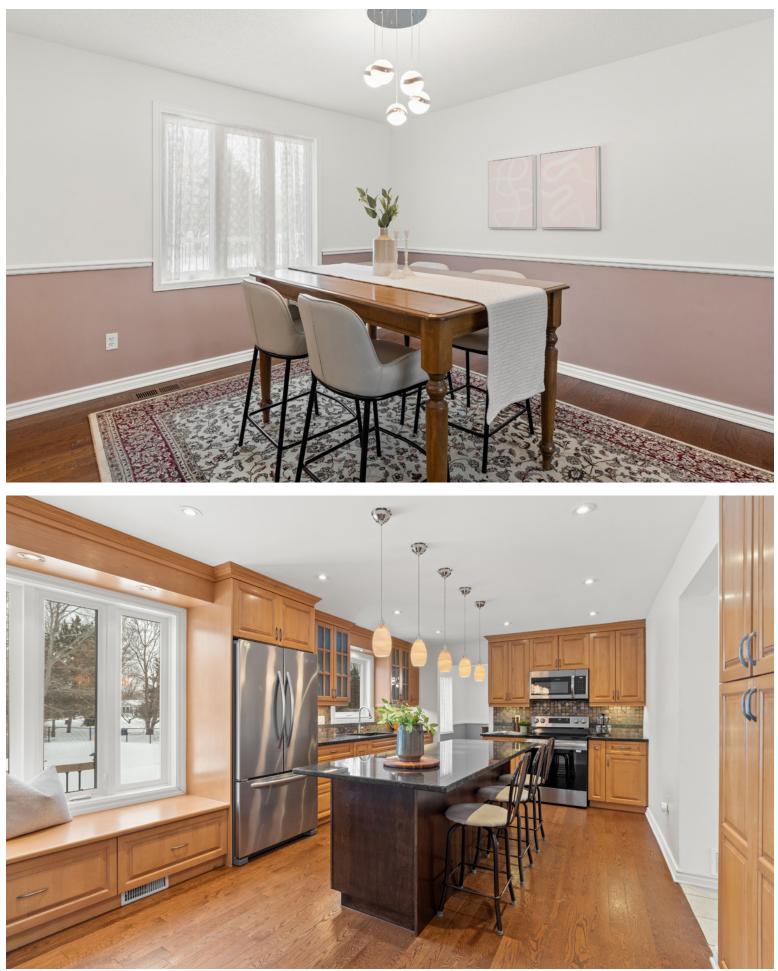
The upper level offers three bedrooms, highlighted by a primary suite with a walk-in closet and an ensuite. The fully finished lower level expands the family spaces and includes a fourth bedroom in the design.

Set on a 0.503-acre lot, this charming Osgoode home boasts a fully fenced backyard with plenty of space for activities, along with a deck for outdoor enjoyment.

Key Updates & Points to Note

- The septic system was serviced in 2024, with an outlet filter replacement and aluminum plate cover installation, and was last pumped in 2024.

- 40-Amp GenerLink transfer switch for backup power (2024).

- Central vacuum accessory kit with a 30-ft hose (2024).

- Primary bedroom and second bedroom carpet (2024).

- Replaced appliances: Dishwasher, microwave, and washer (2024).

- Outside water facet (2024).

- Primary bathroom renovation (2023).

- Range appliance replaced (2023).

- Sump pump (2023).

- Deck replaced (2022).

- Dryer appliance replaced (2022).

- Fence installed (2022).

- Culligan Medallist series, water softener system (2019).

- Well pump (2018).

Key Updates & Points to Note (continued)

- Garage doors (2017).

- Front door and side light replaced (2015).

- Refrigerator appliance replaced (2014).

- Roof (2011) with 30-year shingles.

- Culligan reverse osmosis system for fridge drinking water (2010).

- Gas line installed, and gas furnace installed (2009).

- Central air conditioner (2009).

- Kitchen renovation and hardwood floors (2009). Note, the kitchen has a vacuum kick plate on the island.

- Most of the windows have been replaced over the years.

- Note: The patio screen and two front window screens will be replaced at the seller's expense before the closing date.
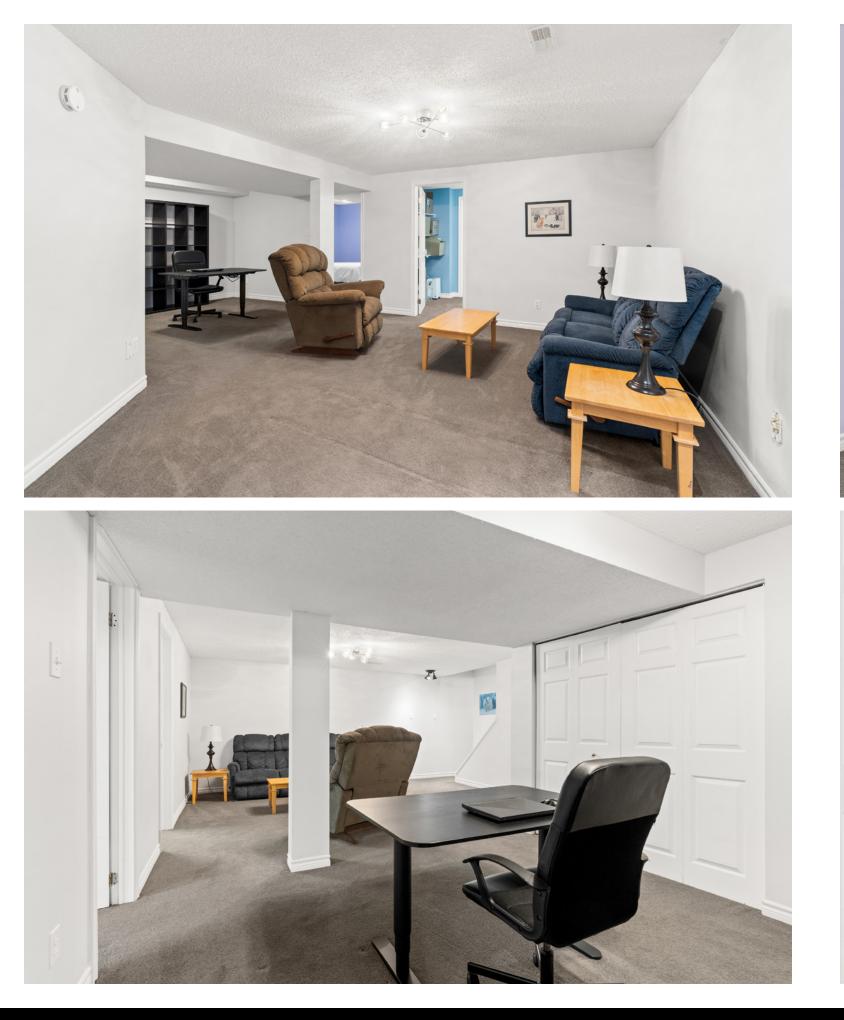
Property Dimensions
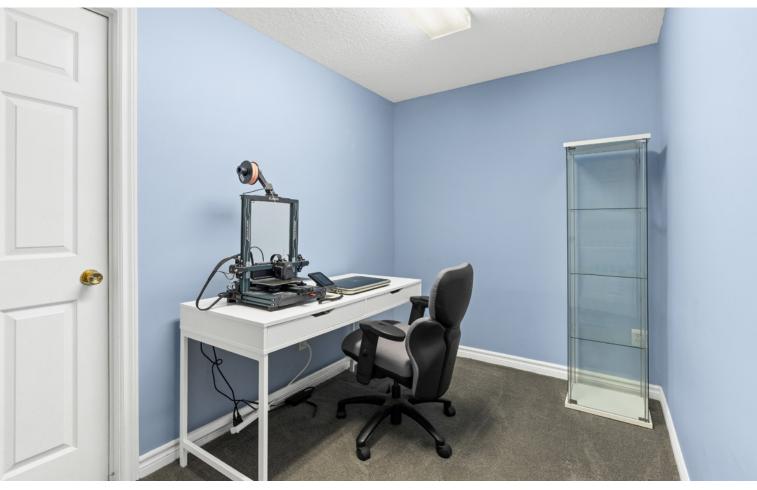
Main Floor

Foyer 8'3" x 12'10"
Living Room 19'7" x 12'6"
Dining Room 11'7" x 12'3"
Kitchen 19'9" x 14'3"
Family Room 15'8" x 13'1"
Bath/Laundry 7'3" x 8'5"
Family Entrance 4'6" x 4'4"

Second Level

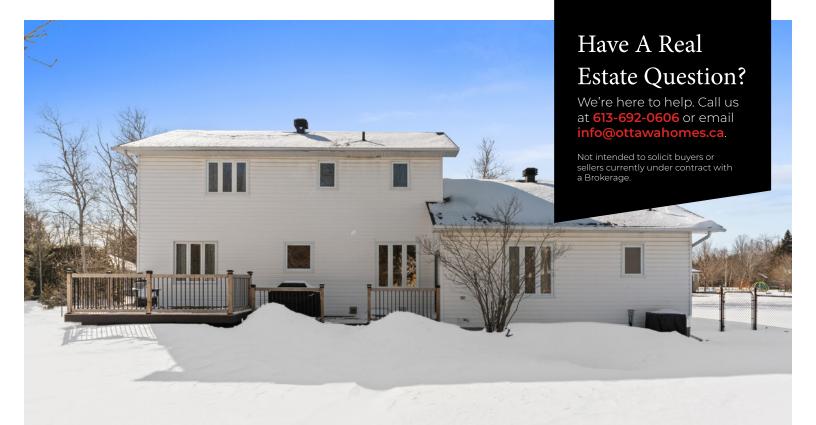Primary Bedroom 17'11" x 10'8"
Walk-in Closet 8'3" x 3'4"
Bath/Ensuite 4'11" x 10'8"
Bedroom 14'2" x 10'5"
Bedroom 12'8" x 10'5"
Bath 8'0" x 8'0"

Finished Lower Level

Recreation Room 19'7" x 25'1"
Flexible: 31'6" x 13'1"

Bedroom 11'7" x 13'5"
Office 6'4" x 13'6"

It's All In The Details

Bedrooms: 4

Bathrooms: 3

Property Type: Two-Storey

Neighbourhood: Osgoode

Lot Size: 117.06 ft x185.12 ft (Irregular)

Taxes/Year: $4,228.86 / 2024

Heating: Forced Air, Natural Gas

Year Built: 1990 / Approximately

Utilities:
Approximate Hydro Expense: $100 per month

Approximate Gas Expense: $160 per month

Inclusions:
HRV. Fridge (in as-is condition). Stove. Dishwasher. Washer. Dryer. Microwave hood fan.

Softener. Iron and sulphur filter. Reverse osmosis. Hot water tank. Garage tire racks. 2 Garage door openers. Basement freezer (in as-is condition).

Exclusions:
Stand up freezer in the garage.

Rental Equipment:
None.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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