

# 444 15<sup>th</sup> Street Morden

**\$674,900**



**Luxury family home with lots of space for hosting, located in a rarely offered, beautifully treed and quiet area of Morden!**



**SQUARE FEET:** approx. 2328

**BEDROOMS:** 3+4

**BATHS:** 3

**YEAR BUILT:** 2005

**GARAGE:** 26'w x 25'/28' d

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**LOT SIZE:** Irregular Pie-Shaped

**FOUNDATION:** Concrete

**BASEMENT:** Fully Finished

**HEATING:** Forced Air Gas  
Floor Heat in Entrance &  
Ensuite

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**PROPERTY TAXES:**

**\$6,350.44 (2024 gross)**

**EQUAL BILLING:**  
Hydro - \$195/month  
Gas - \$87/month



## FEATURES

### Main Floor – 2328 sq ft

- Modern kitchen with tile backsplash, granite countertops, corner pantry, island and eating bar
- Spacious dining room with patio door to the side yard and double sided, gas fireplace between the living room and dining room
- Front entrance with heated tile floors
- Office just off the front entrance with double doors, large west facing window and vaulted ceiling
- Living areas with vaulted ceilings, cork flooring, recessed lighting and wired-in sound system
- Laundry room has lots of built in cabinet storage and is the entrance to the garage
- Very spacious primary bedroom with hardwood floors, walk-in closet and 5-piece ensuite featuring heated tile floors, double sink, luxurious tiled steam shower, and a patio door leading to the back screen room

### Basement – 2328 sq ft

- Fully finished basement with 4 bedrooms and a 3-piece bathroom
- Large storage room
- Carpet flooring throughout
- Fully equipped kitchenette

### Garage

- Double garage 26' wide x 25' deep with an additional 3' deep workspace on one side
- Insulated, lined and drywalled
- Epoxy floors
- Heated
- Storage cabinets, workbench and shelving
- 2 floor drains

### Yard

- Nicely landscaped, private backyard, with mature trees, shrubs and perennials throughout
- 16' x 17' deck with dura-deck coating, and enclosed underneath for storage space
- 10' x 14' screen room with set-up for a hot tub
- 17' x 9' stamped concrete patio
- 9' x 14' paving block patio
- 10' x 12' garden shed
- Bike path located beside the property behind the north fence

### Other

- Shingles to be replaced Fall 2024
- Forced air gas furnace
- Central air
- Central vacuum
- 2 hot water tanks (2021 & 2022)
- 200-amp breaker panel
- Sump pump
- Valley Fiber & BellMTS Fiber service available

### Inclusions

- Kitchen: Fridge, gas stove, dishwasher
- Washer & dryer
- Fridge and upright freezer in laundry area
- Basement: fridge, stove and microwave
- C/V and attachments
- Main floor built in speakers
- Shelving in basement storage room
- Garden arbour in backyard
- Backyard sofa
- Hot tub (not currently working)

