



Lucy Hua Real Estate

Less House. More Home.



**564 Rathburn Lane**

**Findlay Creek**

### Key Features

Bedrooms:	3
Bathrooms:	2.5
Property Tax (2021)	\$4050/Approx
Year Built:	2020

### Inclusions

Refrigerator	Microwave
Stove	Washer & Dryer
Hood Fan	Window Coverings
Dishwasher	Central Vac

## 564 Rathburn Lane

Welcome to this modern home constructed by award winning builder, HN Homes, in one of the most upcoming neighbourhood of Findlay Creek. This highly demanded Brighton model offers over 2150 sq ft. of living space. The main floor features an open concept layout with 9' ceilings and natural solid oak hardwood throughout. The gourmet kitchen is practically designed and tastefully finished with neutral colour pallet, quartz countertops and smart stainless steel appliances. Gorgeous hardwood staircase with modern glass panels leads you to the second floor, where you will find 3 generous sized bedrooms, 2 bathrooms, a study area/loft and laundry room conveniently located on the same floor. The fully finished basement with bathroom rough-ins provides your family the space with endless possibilities. The backyard is fully fenced (2021) with low maintenance PVC material.



### Utility Estimate

Water/Sewer	\$65/month
Gas	\$60/month
HWT Rental	\$45/month
Hydro	\$75/month

\*Utility estimate is an approximation and is not guaranteed. The estimate is based on average cost/month. Actual cost may change.



**Lucy Hua**

Broker

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## 564 Rathburn Lane

### Kitchen

- Quartz Countertops
- Smart Stainless Steel Appliances
- Oversized Cabinets with Soft-Close Hinges
- Center Island with Breakfast Bar
- LED Potlights Throughout
- Hardwood Floors Throughout

### Living and Dining Area

- Oversized Large Windows
- Modern Linear Gas Fireplace
- 9' Ceilings on Main Floor
- Natural Solid Oak Hardwood

### Second Floor

- 3 Bedrooms + 2 Full Bathrooms
- 4 Piece Ensuite + Walk-in Closet in Primary Bedroom
- Laundry Room with Built-in Cabinet
- Hardwood Hallway + Study Area

### Basement and other Highlights

- Finished Basement with Bathroom Rough-in
- Hardwood Basement Staircase
- Central Vacuum
- PVC Fenced Backyard (2021)
- Over 2150 sq ft Living Space



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information including upgrades,  
floor plan, and photos.



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