



Trend Village
12 DEXTER DRIVE

Rob Kearns
SALES REPRESENTATIVE

Patrick Morris
BROKER

613-238-2801
mail@morrishometeam.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

MORRIS
HOMETEAM.com
Small team. Big results.™



Bright, Updated Living in Trend Village

Vaulted ceilings, expansive windows and a beautifully renovated kitchen give this updated four-bedroom Trend Village home an immediate sense of space and light. Set on a generous 61' x 100' lot with a private, west-facing backyard, this well-maintained side-split offers a bright, functional layout with hardwood flooring throughout the main and upper levels and a fully finished lower level.

The open-concept living and dining areas feature vaulted ceilings, architectural beam detail and abundant natural light. The spacious living room is highlighted by an expansive front window and gas fireplace with stone surround, also enjoyed from the adjoining dining area. A large bay window overlooks the rear yard and greenery, while the open connection to the kitchen creates an easy, comfortable flow.

The renovated KitchenCraft kitchen combines quality finishes with excellent function. High ceilings and western exposure keep the space bright, complemented by granite counters, stainless steel appliances including a gas range, under-cabinet lighting and a breakfast bar. Direct access to the deck makes outdoor dining and entertaining easy.

Upstairs are three comfortable bedrooms, each enhanced by vaulted ceilings, along with a 4-piece family bath. On the entry level, the welcoming foyer features tile flooring and wainscoting, with access to the garage, a convenient powder room and the 4th bedroom—an ideal option for a home office or den.

The professionally finished lower level adds substantial living space with a bright, open recreation area, laminate flooring and recessed lighting. There is plenty of room for relaxing, play, fitness or hobbies, along with a dedicated laundry room with sink and upper cabinet storage, and a 3-piece bath with walk-in shower.

Outside, the fully fenced and hedged west-facing backyard offers excellent privacy and room to enjoy the outdoors. A large deck with gazebo, patio, garden shed and generous lawn create an inviting extension of the home.

Immaculate, beautifully maintained and move-in ready, this home is set in established Trend Village, close to the NCC Greenbelt, Bruce Pit, neighbourhood parks and pathways, as well as well-regarded schools including Knoxdale Public School and Sir Robert Borden High School. Shopping, transit and Highways 416 and 417 are all easily accessible, adding everyday convenience to this mature west-end community. ■

RECENT HOME IMPROVEMENTS

2020:

- Added a gazebo

2019:

- Renovated lower level
- Added new 3-piece bath in lower level
- Created dedicated lower level laundry room
- Installed new lower level windows
- New gas furnace
- New central air conditioner
- Installed eavestroughs
- New hot water tank (rented)

2018:

- Added garden shed with wood base

2017:

- Complete kitchen renovation

2016:

- Spray foam insulation added to garage ceiling
- Exterior garage walls insulated
- Garage fully drywalled

INCLUSIONS:

- Refrigerator
- Gas Range
- Hood Fan
- Dishwasher
- Refrigerator (in garage)
- Washer/Dryer (currently in garage)
- Auto Garage Door Opener
- All Light Fixtures as installed
- Garden Shed
- Gazebo

EXCLUSIONS:

- Washer/Dryer in laundry room
- Kitchen microwave and trim kit
- Curtains/Rods in two secondary bedrooms on upper level

Parking: Single Attached Garage with inside entry

Lot Size: 61 ft FR x 100 ft D

Year Built: 1968

Average Utility Costs:

Hydro: \$100/mth;
Water: \$100/mth;
Heat: \$90/mth.

Rented Equipment:

Hot Water Heater [Enercare \$80/mth]

Heating:

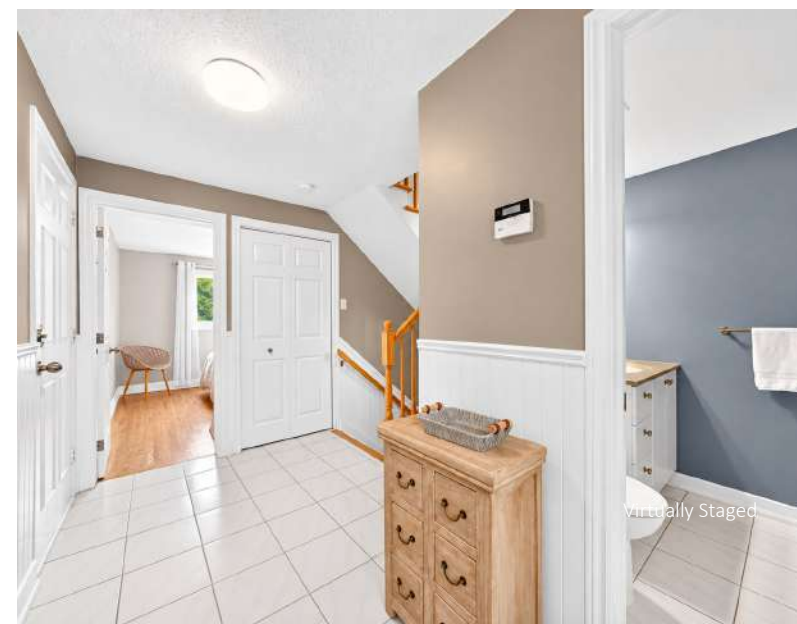
Forced Air/Natural Gas

Cooling:

Central Air

Property Taxes:

\$5,177.47 [2026]



Top 1% in Canada for Royal LePage



Rob Kearns
SALES REPRESENTATIVE

Patrick Morris
BROKER

613-238-2801
mail@morrishometeam.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

MORRIS
HOMETEAM.com
Small team. Big results.™



LEVELS	ROOMS	DIMENSIONS
Main	Foyer	11'6" x 4'10"
Main	Living Room	21'9" x 12'9"
Main	Dining Room	11'5" x 10'1"
Main	Kitchen	13'0 x 10'8"
Main	Bedroom 4/Office/Den	10'8" x 9'3"
Main	Powder Room	5'7" x 4'8"
Second	Primary Bedroom	15'5" x 10'4"
Second	Bedroom 2	12'1" x 9'6"
Second	Bedroom 3	10'3" x 9'0"
Second	4 Piece Bathroom	9'5' x 5'7"
Lower	Family Room	21'0" x 15'0"
Lower	3 Piece Bathroom	9'6" x 7'6"
Lower	Laundry Room	8'9" x 7'5"
Lower	Utility Crawl Space	

*Some Room Measurements +/- jogs.