



**Angelo Toscano**  
**Phone:** 613.830.0000  
**Mobile:**  
**Fax:**  
**Email:** team@toscanoteam.com  
**Office:** 613.830.0000

**RE/MAX DELTA REALTY TEAM**  
**2316 St Joseph Blvd**  
**Orleans, ON**  
**K1C 1E8**

317 Mirabeau, Orleans, ON, K4A 0R4, Canada

MLS®# 1140055



<b>Property Value</b>	\$529,900
<b>Type</b>	House
<b>Basement</b>	Full (Unfinished)
<b>Parking</b>	2 Car Attached Garage
<b>Lot Frontage</b>	45 ft
<b>Lot Depth</b>	100 ft
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2 full & 1 half

## Description

OPEN HOUSE SUNDAY FEBRUARY 24th, 2PM-4PM. Would you like to live in one of Orleans' most sought after areas and have no rear neighbors? This home is for you! This beautiful 4 bed, 3 bath home showcases a landscaped front yard and interlocked path. Welcoming front entrance with ceramic and gleaming dark hardwood floors throughout the main, spacious living/dining room are just some of the qualities this home has at first entry. The large kitchen offers dark shaker style cabinets, a large island, lots of counter and storage space, open to great family room with gas fireplace. The second level boasts a large master with walk in closet and 4PC Ensuite including a large soaker tub. Three additional bedrooms, full bath and a convenient laundry room completes this floor. Plus unspoiled basement waiting for your finishing touch.



