



Features of 1240 Nepal Crescent

Major Upgrades

- New roof - Sept 2025
- New furnace and A/C - March 2022 (10 yr warranty)
- New hot water tank - Sept 2019
- Last house painting - 2022-2025
- Irrigation with remote control- biannual servicing
- Security system installed ~ 2013
- Stone refinishing (interior) - 2021
- New Fence on the East side of the Property

Regular Maintenance

- Sump pump servicing - 2024
- Last furnace and fireplace servicing- Nov 2024
- Furnace filter changed in 2026
- Gutters cleaned annually
- Power washing exterior walkways

Can't Miss

- Extensive Landscaping updates
- Extremely Rare Mature Pink Mimos tree
- Four Bedrooms upstairs
- 2 Seperate Living rooms (No fights for the TV!)
- Private and Well appointed Office
- Plenty of storage both outside and inside
- 2 Car Carport but excesssive parking available on driveway
- No Wires obstructing the views to the south!

