

# welcome to 1473 BRYSON LANE

📍 Sawmill Creek

🛏 3 bedrooms

🚿 3 bathrooms



Tucked at the end of a quiet cul-de-sac and surrounded by trees, this condo townhome offers space to breathe while still being close to everything. Inside, the layout is bright and easy to live in—with updated flooring, natural light throughout, and three separate outdoor sitting areas to enjoy in every season. Whether you're sipping your morning coffee on the balcony or winding down by the fireplace, it's a home that invites you to slow down. Just steps from the Sawmill Creek Trail and minutes to groceries, parks, South Keys, and Bank Street transit, this is a peaceful spot that's still in the heart of it all.



# Highlights

- ✓ This 3-bedroom, 3-bathroom condo townhome is thoughtfully laid out across three finished levels.
- ✓ The front entry leads into a bright main floor with updated flooring, generous windows, and a fireplace in the living room.
- ✓ The dining area connects to a private balcony, with the kitchen just around the corner.
- ✓ Upstairs, skylights brighten the hallway and all three bedrooms feel tucked away and peaceful.
- ✓ The primary includes a full ensuite, with a second full bathroom just down the hall.
- ✓ The finished lower level adds flexibility with a powder room, laundry room, bonus living space, and direct walkout to a fenced-in patio.
- ✓ Interior entry from the garage offers everyday ease.
- ✓ Outside, enjoy three distinct sitting areas and a low-maintenance yard surrounded by mature trees.
- ✓ Set in Sawmill Creek near trails and ponds, you're minutes from South Keys, groceries, parks, and Bank Street transit.
- ✓ A well-cared-for home in a quiet, connected corner of the city.



## Ages + Monthly Costs

- **Updates:** Back deck (2015), Washer (2018), Interior paint (2022), Lower level flooring (2022)
- **Roof:** 2003
- **Furnace:** 2003
- **AC:** 2020
- **Property Taxes:** \$3,715.70 (2025)
- **Condo Fees:** \$264/month
  - Includes: Water, Maintenance, Building Insurance
- **Rental Items:** Hot Water Tank

## Michelle Vankerkhoven & Carley Hutchinson

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