

METRO NIXON 18

3 BEDROOMS | 2.5 BATHS | 1,544 SQ. FT. | REAR LANE

Welcome to **Metro Nixon 18**, the epitome of versatile living and seamless work-life integration. This rear lane single-family home is thoughtfully designed to accommodate your every need, with a flexible front-facing space ideal for a home office or home-based business.

Step into the heart of the home, where a central galley kitchen awaits, allowing hosts to effortlessly engage with guests while preparing culinary delights. The spacious living room, overlooking the backyard, bathes in natural light, providing a serene backdrop for relaxation and entertainment alike. As you enter through the rear entrance, you'll find a convenient closet bench and hooks, ensuring a clutter-free environment.

Metro Nixon seamlessly combines functionality and style, offering easy access to the front flex space for work or entrepreneurial pursuits, all within the comfort of your own home.



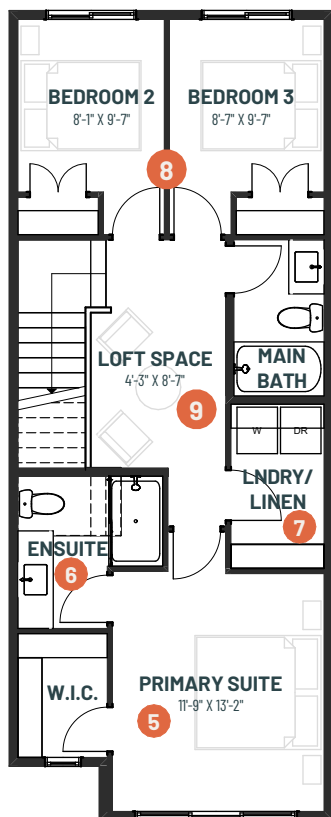
- 1 Spacious front entry with closet storage for your coat and outerwear
- 2 Open concept central kitchen, living and dining for seamless living space flow
- 3 Large pantry with room for all of your kitchen accessories and dry goods
- 4 Rear mudroom with plenty of storage and separate closet for added storage



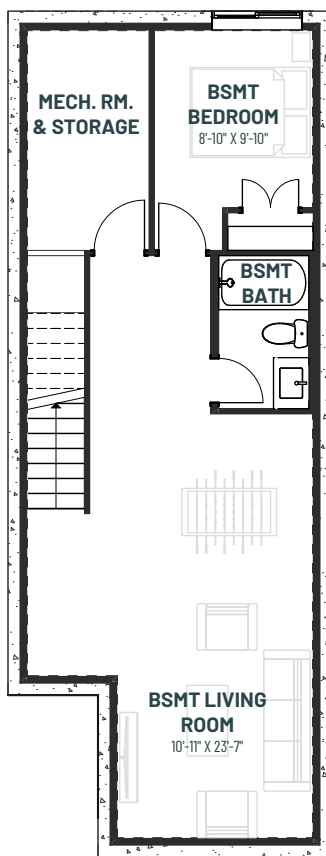
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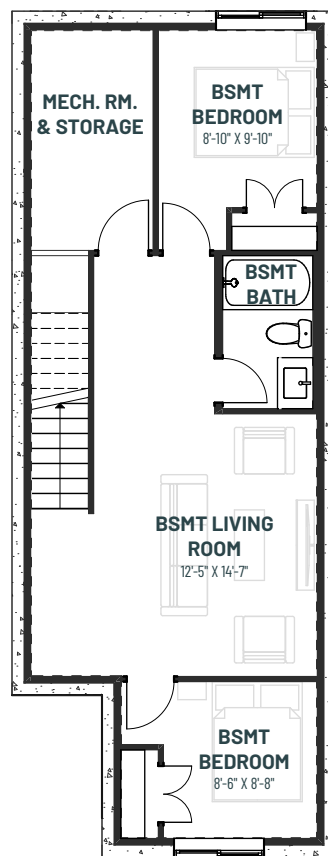
UPPER FLOOR
743 SQ.FT.



**BASEMENT
DEVELOPMENT OPTION**
610 SQ.FT.



**2 BEDROOM BASEMENT
DEVELOPMENT OPTION**



- 5 Oversized primary suite with walk-in-closet featuring natural light
- 6 Spacious ensuite for relaxing after a long day
- 7 Side-by-side upstairs laundry to make laundry days a breeze with extra storage for linens
- 8 Large closets for your whole wardrobe
- 9 Loft space for homework space or add a desk and work from home in peace