

2 GREENWICH CIRCLE

PROPERTY OVERVIEW

Row Townhouse
2 Storey
3 Bedrooms
3 Washrooms
Finished Basement
Updated Kitchen and Washrooms
Wood Burning Fireplace
Garage

Taxes: 2021 \$2878.98
Roll: 211010004400155
PIN: 190680002
Built: 1975
Fees: \$515.45

EXCLUSIONS

Hot Water Tank (if rental)

INCLUSIONS

Wood Burning fireplace accessories
Window coverings
All electric light fixtures
Electric range
Range hood/microwave
Dishwasher
Washer and Dryer
Fridge
Electric Garage Door Opener (as-is)

RECENT UPDATES

Furnace with Humidifier and Air Conditioner replaced
Powder room update (vanity and toilet)
Family washroom update, new tub and tile surround, toilet and vanity
En Suite update, new walk-in shower, toilet and vanity
Added oak hardwood to stairs, 2nd floor landing and principle bedroom
Kitchen renovation, new cabinets and appliances
Basement recreation room renovated to the studs
Windows '88 and 2004
Poured concrete party walls
New patio stones
Roof 9yo

PROPERTY FEATURES LIST

Exterior Front

- Brick and Tudor Stucco
- Patio Stone front terrace
- Garage w Electric Door Opener
- Storm Door
- Bin Storage Room in alcove

MAIN LEVEL

Front Foyer

3.37 m x 1.65 m

- Ceramic tile floor
- Powder room, updated with new vanity and toilet
- ADT security system (as-is, monitoring extra)
- Steel front door with sidelights
- Wainscoting
- Double closet with sliding doors
- Entrance to garage
- Entrance through bevelled French door to the basement

Eat-In Kitchen

4.13 m x 2.34 m

3.06 m x 2.21 m

- Irregular shape with eating space
- Renovated kitchen with tile backsplash
- New cabinets
- Ceramic tile floor
- Amana dishwasher
- Electric range
- New Samsung range hood microwave combination
- Kenmore full-size fridge
- Double sink under-mount with stone countertop and soap dispenser
- Pantry
- Track lighting
- Ceiling fixture above dining area

Dining Room

2.88 m x 2.38 m

- Large window
- Ceiling light fixture
- Broadloom
- Open to living room

Living Room

3.45 m x 5.10 m

- Wood-burning fireplace with brick surround
- Broadloom
- Open to foyer
- Combined with dining room
- Walk-out to rear patio

Rear Patio

- Private of fencing
- Under canopy
- no rear facing overlook
- Patio stones
- Basement window well
- Air conditioner

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LOWER LEVEL

- Broadloom steps
- Wide stairwell
- Hallway with wall sconces
- Drop ceiling
- Storage closet
- Additional storage under stairwell

Recreation Room

5.40 m x 5.68 m

2.062 m ceiling height

- Pine tongue and groove wall paneling
- Recessed shelving
- Track lighting
- Recessed fluorescent lights
- Drop ceiling and finished ceiling combination
- New broadloom

Furnace Room & Storage

2.11 m x 3.71 m

- New gas hot water heater
- Recently updated furnace and humidifier

Laundry Room & Storage

2.79 m x 2.60 m

- Washer and dryer
- Breaker panel
- Concrete floor
- Floor drain
- Laundry sink

SECOND LEVEL

Landing

3.13 m x 1.67 m

- Hardwood floor
- Oak handrails
- Hardwood floor upstairs and onto landings
- Walk-in closet for linens & storage

Principal Bedroom

3.28 m x 6.04 m

- Includes large double closet
- Two windows
- Ceiling light fixture
- Hardwood floors
- En suite bathroom, renovated with new vanity toilet and Stephen shower stall, fan, tile floor

Third Bedroom

4.54 m x 2.47 m²

- Double closet
- Broadloom
- Ceiling light
- Large window
- Attic hatch

Second Bedroom

3.99 m x 3.26 m

- Additional entrance space
- Ceiling fixture
- Large window
- Large double closet
- Broadloom

Family Bathroom

2.20 m x 1.51 m

- Ceiling fan
- Ceiling light fixture
- Storage above the toilet
- Renovated
- New toilet, vanity, bath tub and tile surround
- Porcelain tile floor