

Expenses:

Hydro: \$132.29/month

Gas: \$93/month

City Utilities: \$109.88/month

Hot water tank: \$22/month

**PROPERTY OVERVIEW**

Semi detached

2 Storey

3+1 Bedrooms

1+1 Washrooms

Main Floor Family Room

Private Yard

Taxes: \$3470.55 2021

Roll: 190408129001310

PIN: 213910071

Lot: 20.26x70.60

Built: 1922

Area: 1,717SF Total Living

Expenses

Hydro: appx \$132.29/month

Gas: appx \$93/month

City Utilities: appx \$109.88/month

Hot water tank: appx \$22/month

**RECENT UPDATES**

- Front porch replaced in 2018
- Bathroom Renovation in 2019 - New fixtures, New flooring and Wall tiles, Removal of lead pipes in old plumbing, Replacement of window
- New door in upstairs back room to flat roof 2019
- Rewired in 2001
- Flat roofs in 2019
- Shingled roof 2010
- Eaves 2014
- Dormer stucco 2010

## FEATURES LIST

### Exterior Front

- Easy to maintain flower garden
- Newly replaced and updated front porch deck w/ possible storage underneath
- Original tongue and groove porch
- Original windows
- Updated eaves and downspouts
- All brick first level exterior
- Front shingled dormer
- 60 amp service
- Raised side windows
- 4'6" or 1.38 m side egress
- Hose bib
- Locking security gate

### Exterior Rear

- 15 foot 4.58 m rear yard from back entrance
- Back deck walkout from kitchen
- Vegetable garden box
- Unused wheelchair access tower would make fun kids playhouse
- Vinyl siding On rear addition and Main Level

### Entryway

- Front entrance hallway, 4.35 m x 1.14 m
- Keyless entry
- Oak hardwood flooring
- Long coat hook
- Ceiling light
- Broadloom stairs to upstairs

### Living room

- 3.34 m x 3.34 m
- Oak strip hardwood flooring
- Ceiling light fixture
- Original north facing Picture window
- Double door passage to Dining Room

### Dining room

- 3.56 m x 3.97 m
- Hardwood flooring
- Mid Century ceiling light fixture
- Plate rail
- Triptych picture window west facing
- Large open entrance to Kitchen

### Kitchen

- 2.82 m x 4.53 m
- Renovated
- Linoleum checkerboard tile floor
- Harvest kitchen sink
- Stainless steel prep area
- Electric range
- White fridge
- Eat in area
- Two ceiling fixtures

### Family room

- 2.94 m x 4.11 m
- Newer construction
- Steel rear door to porch
- Two vinyl windows
- Bamboo flooring

### Second Level

- Landing and hallway with oak strip flooring
- Ceiling fan
- Large oak Newell posts and original mission railing
- Original unpainted doors and casings

## Renovated Second Level Washroom

- Vinyl window
- Exposed brick
- Subway Tile
- Hex Floral traditional tile
- Undermount sink, stone Counter in vanity
- Medicine cabinet
- Ceiling light
- Vanity lighting
- Recessed medicine cubby

## Rear bedroom

- 2.92 m x 3.48 m
- Ceiling light fixture
- Exit to a potential rooftop deck
- Hardwood flooring
- Currently open to middle bedroom

## Middle Bedroom

- 3.51 m x 2.94 m
- Extra Deep Closet
- Hardwood flooring
- Ceiling light fixture
- West facing window

## Front Principal bedroom

- 4.25 m x 3.77 m
- Walk-in closet
- Storage loft that sits above the middle bedroom closet
- Large North facing window
- Skylight
- Vaulted gable ceiling
- Exposed beams
- Hardwood flooring
- Plant shelf

## Lower level

- Broadloom stairs
- Updated wiring
- Drywall has been cut away for new wiring and plumbing updates
- Three piece washroom with corner shower
- Toilet and pedestal sink