

# ***FEATURES & INCLUSIONS***

## ***Features:***

- End unit 2 storey townhouse
- Approximately 1,531 sq ft on main level PLUS finished lower level
- Attached single car garage
- 3 bedrooms + 1 + bonus (office, gym, or guestroom)
- 4 bathrooms
- Eat-in kitchen with quartz countertop, tile backsplash, breakfast bar & walk-out to yard
- Living room with hardwood flooring
- Primary bedroom with 3 piece ensuite & walk-in closet
- Upper level laundry
- Finished lower level with laminate flooring, kitchenette, 3 piece bathroom, laundry, 2 extra rooms
- Under stair storage
- Hot water tank (rental - Enercare - \$49/mth)
- Central air conditioner
- Vanee
- POTL (\$197.25/mth)

## ***Inclusions:***

fridge x2, stove x2, micro, dishwasher, washer, dryer, basement stacked washer and dryer, all window coverings, all existing electrical light fixtures

## ***Taxes:***

\$4,358

## ***Schools:***

Grand Valley & District P.S, Centre Dufferin District S.S, At. Andrew CS,  
Robert F Hall Catholic S.S



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