

# ***FEATURES & INCLUSIONS***

## ***Features:***

- 2 storey
- Approximately 2,548 square feet + finished lower level
- 2 car garage with 2 electric garage door openers
- 9 foot ceilings on main level
- 4 bedrooms
- 3 bathrooms
- Eat-in kitchen with breakfast bar and walk-out to deck
- Formal dining room with hardwood flooring
- Great room with hardwood flooring & gas fireplace
- Primary bedroom with walk-in closet & 4 piece ensuite
- Bedroom 2 with walk-in closet
- Upper level laundry
- Fully finished lower level with built-in bar
- Fully fenced backyard
- Heated inground pool (16' x 32') (2018)
- Pool house with bar
- Covered back deck
- Hot tub (2017) with hot tub cover (2021)
- Gas hook up for bbq, stove, dryer
- Hot water tank (rental - Enercare \$50.64/month incl. tax)
- Water softener (owned - 2024)
- Central vac
- Central air conditioner (2015)
- Furnace (2016)
- Roof (2016)
- fridge (2018), stove & microwave (2012), dishwasher (2024), washer & dryer (2020)
- Carpet (2025)

## ***Inclusions:***

*fridge, stove, dishwasher, otr microwave, washer, dryer, all window coverings, all existing electrical light fixtures, 2 electric garage door openers + remotes, central vac, water softener, hot tub, all pool equipment, wall mounted tv brackets, retractable screen door*

## ***Exclusions:***

*2 plastic storage sheds, 3 outdoor security cameras, freezers x2, lighted mirror in bedroom 2, mirror in primary bedroom, mirror in hall, weight plate in exercise room, 2 bar fridges, dart board, pool table*

