

FOR SALE - 31 BAYFIELD MEWS LANE



Front View



Rear View

Meadow Price: \$294,900

Standard Details

- Constructed in 2008
- Square Feet: 1,295
(not including garage)
- Two bedrooms
- Master three-piece bathroom
- Guest two piece bathroom
- Garage size: 12 x 20
- Concrete Drive & Patio
- Hot Water Hydronic In-Floor Heating
- Central Air Conditioning
- Air Exchanger (HRV)
- Ceramic Tile in Entrance and Front Corridor
- Vinyl Flooring in Master Bathroom, Laundry Room, Guest Bathroom, Storage and Mechanical Rooms

Upgrades

- Hardwood Flooring
Living Room and Dining Room
- Ceramic Tile in Kitchen
- Ceramic Backsplash in Kitchen
- Custom Kitchen Upgrades
- Crown Moulding in Living Room, Dining Room and Corridor
- Central Vacuum
- Extended Patio
- Lighting Fixtures and Pot Lights
- Light/Fan in Bedrooms
- Storage Shelving in Garage
- Fireplace Mantel and Trim
- Laundry Cabinets and Shelving
- Solar light tubes in Master Bathroom
- Satellite Dish Wiring
- Insulated Garage

Total Value of Upgrades: \$ 7,562

Items Included

- Appliances (range, refrigerator, dishwasher and microwave)
- Lighting & Ceiling Fans
- Window Coverings
- Extra Shelving
- Gazebo Frame and Cover (10x10 feet)

Annual Operating Costs

Occupancy Fee	\$ 240.00 per month
Hydro	\$ 143.00 per month
Gas	\$ 60.00 per month
Water	\$ 53.00 per month
Insurance	\$ 27.00 per month
Annual Taxes	\$2,720 (\$227 per month)
Total Monthly Cost	\$750.00

Note: Occupancy fees and taxes shown are actual. All other expenses are based on annual survey of expenses for homes of similar sizes and averaged. Figures shown are from the 2016 survey.

