

## FOR SALE – 36 BAYFIELD MEWS LANE – END UNIT



Front View

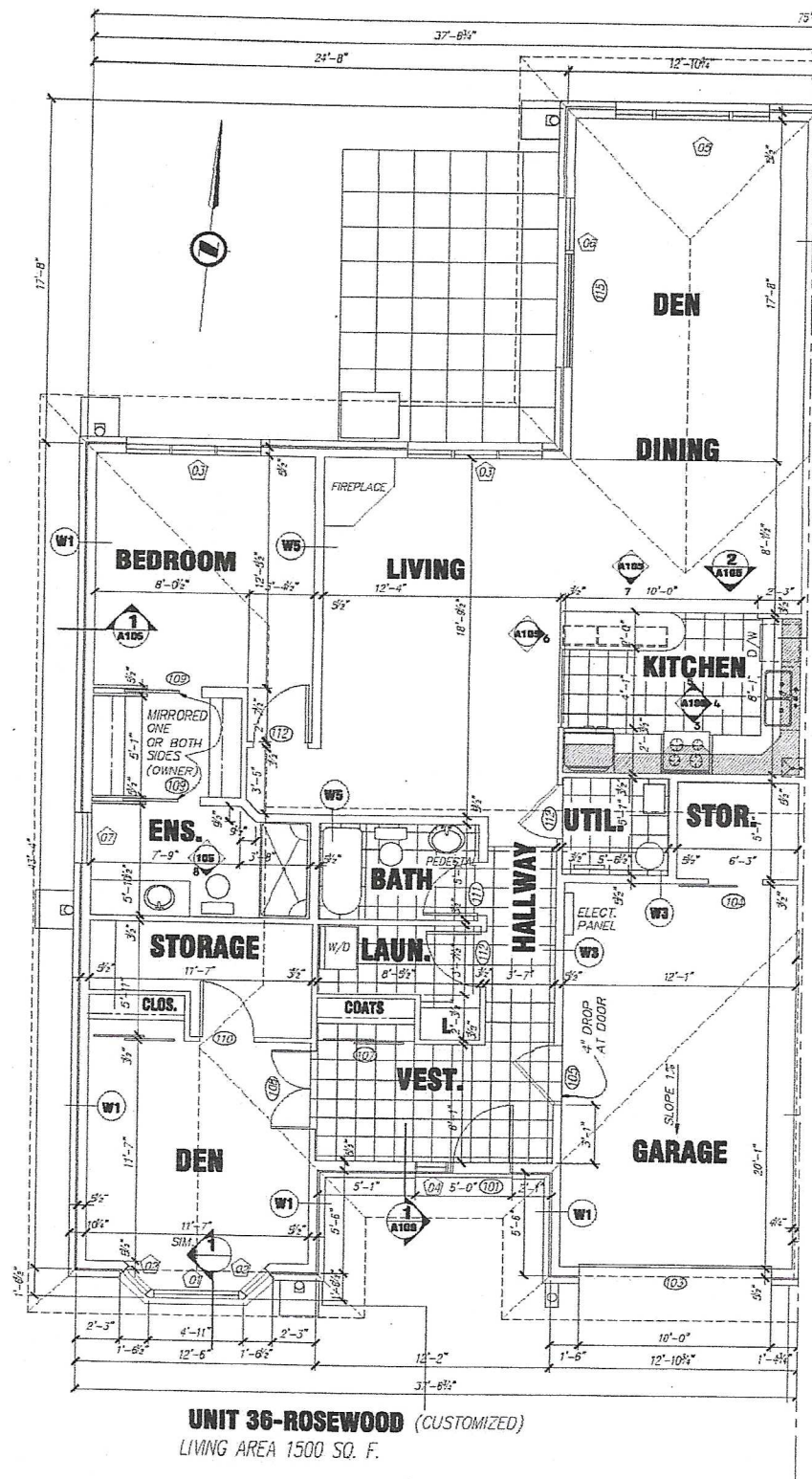


Rear View

**Rosewood Model Price \$599,900**

For an appointment contact Penny Beacock 519-525-3307

<p><u>Standard Details</u></p> <ul style="list-style-type: none"> <li>• Constructed in 2009</li> <li>• Square Feet: 1500 (not including garage)</li> <li>• Two bedroom or One Bedroom &amp; Office/Den</li> <li>• Kitchen</li> <li>• Two baths</li> <li>• Garage size: 12.5 x 20</li> <li>• Concrete Drive &amp; Patio</li> <li>• Hot Water Hydronic In-Floor Heating</li> <li>• Central Air Conditioning</li> <li>• Air Exchanger (HRV)</li> <li>• Walk-in Closet</li> <li>• Laundry Room</li> </ul>	<p><u>Upgrades</u></p> <ul style="list-style-type: none"> <li>• Kitchen: Maple cabinets, with wrap around solid countertop – Corian product</li> <li>• Flooring: Engineered hardwood &amp; Tile</li> <li>• Fireplace in Living Room with extra trim</li> <li>• Garden doors with blinds to the Patio</li> <li>• 2 pocket doors with mirrors</li> <li>• Jet bath tub with tiled walls in Guest bathroom</li> <li>• Double stepped ceiling in Living Room</li> <li>• Crown moulding in Den</li> <li>• Extra pot lights throughout</li> <li>• Speaker system in the living room</li> <li>• Heated garage (in floor) separate system from house + shelving in garage</li> <li>• Central Vac including Vac Pan Kick in kitchen</li> <li>• Reverse Osmosis</li> <li>• 2 button toilets</li> <li>• Office desks &amp; overhead cabinets (oak) in den</li> <li>• Many more</li> </ul>
<p><u>Items Included</u></p> <ul style="list-style-type: none"> <li>• Stove, fridge, dishwasher, microwave, washer &amp; dryer</li> <li>• Lighting</li> <li>• All window coverings</li> </ul>	<p><u>Monthly Operating Costs</u></p> <ul style="list-style-type: none"> <li>• Occupancy Fee \$ 400.00 per month</li> <li>• Hydro \$ 94.91 per month</li> <li>• Gas \$ 86.97 per month</li> <li>• Water \$ 88.11 per month</li> <li>• Insurance \$ 37.84 per month</li> <li>• Taxes \$243.27 per month</li> <li>• Total Monthly Cost \$953.80</li> </ul>



This drawing may have some changes specific to the owners request