

FOR SALE - 12 BAYFIELD MEWS LANE



Front View

Rear View

Rosewood model Price: \$579,000

By Appointment Only: contact Penny Beacock 519-525-3307

<p style="text-align: center;"><u>Standard Details</u></p> <ul style="list-style-type: none"> ● Constructed in 2016 ● Square Feet: 1,482 (not including garage) Garage size: 12.5x20 ● Two bedroom, or One Bedroom and Office/Den ● User friendly kitchen with valance lighting and convenient serving island ● Two baths ● Showers in both bathrooms ● Walk-in Closet ● Laundry room ● Hot Water Hydronic In-Floor Heating ● Central Air Conditioning ● Air Exchanger (HRV) ● Concrete Drive & Patio 	<p style="text-align: center;"><u>Upgrades</u></p> <ul style="list-style-type: none"> ● Custom Kitchen boasts quartz countertop and subway tile backsplash ● Flooring: Engineered Hardwood & Ceramic tile ● Patio Doors with Integrated Blinds that lead to a patio with an awning controlled by remote ● Lighting Fixtures ● Pot Lights ● 2 Sun Tubes one in each bathroom ● Cabinets in Laundry & Laundry tub ● Bay window in Living Room ● Comfort Height/dual flush Toilets ● Various extra Shelving & Storage ● Crown Moulding in living, dining room and hall ● Extended Patio and Flower Garden ● 6 Grab Bars ● Many more
<p style="text-align: center;"><u>Items Included</u></p> <ul style="list-style-type: none"> ● All Appliances Kenmore GE, 5 years old ie. electric range, refrigerator, dishwasher & microwave, stacked washer & gas dryer ● Lighting ● All Window Coverings-Hunter Douglas ● TV in Living Room & Bedroom ● Negotiable Items: sofa bed, green sofa, upright freezer, barbecue 	<p style="text-align: center;"><u>Average Monthly Operating Costs</u></p> <ul style="list-style-type: none"> ● Occupancy Fee \$ 400.00 ● Hydro \$ 104.18 ● Gas \$ 56.08 ● Water \$ 96.76 ● Insurance \$ 25.00 ● Taxes \$ 242.16 ● Total Monthly Cost \$ 924.18

Owner alterations and changes during construction are not illustrated.