

## FOR SALE - 25 BAYFIELD MEWS LANE

Rosewood Model Price: \$609,900

By Appointment Only: Contact Owners: 519-565-2697 or 226-543-2912

Contact owners for information regarding open house dates and times.



Front View



Rear View

### STANDARD DETAILS

- Constructed in 2009
- Square Feet: 1,482 (not including garage)  
Garage size: 12 x 20
- Two Bedroom, or One Bedroom and Office/Den
- User Friendly Kitchen with Custom Designed island
- Two Bathrooms, Main and Ensuite both have Shower Stalls
- Large Walk-in Closet
- Laundry Closet In Master Bedroom Suite
- Hot Water Hydronic In-Floor Heating
- Central Air Conditioning
- Air Exchanger (HRV)
- Concrete Drive and Patio

### UPGRADES

- Custom Maple Kitchen Cabinets
- Flooring: Engineered Hardwood and Ceramic Tile throughout
- Carpet in the 2nd Bedroom
- Extended Patio with a Remote Controlled Awning
- Tray Ceiling in Dining Room and Master Bedroom
- Light Fixtures
- Pot Lights
- Pocket Doors
- Gas Fireplace with Mantel in Dining Room
- Electric Fireplace in Living Room
- Bay Window in Master Bedroom and 2nd Bedroom
- Comfort Height Toilets
- Various Extra Shelving and Storage
- Custom Desk with Pull-out Shelf
- Ceiling Speakers in Living Room and Dining Room
- Central Vac
- Digital Entry at Garage Door

### Items Included

- Stainless-Steel Appliances (Fridge, Stove, Dishwasher, Microwave) Washer & Dryer, Reverse Osmosis Filter
- Custom Desk
- All Light Fixtures and Shelving
- All window coverings

### Average Monthly Operating Costs

- Occupancy Fee \$ 474.00 per month
  - Hydro \$ 126.00 per month
  - Gas \$ 99.00 per month
  - Water \$ 107.00 per month
  - Taxes \$ 281.00 per month
- Approximate Monthly Cost \$1087.00**