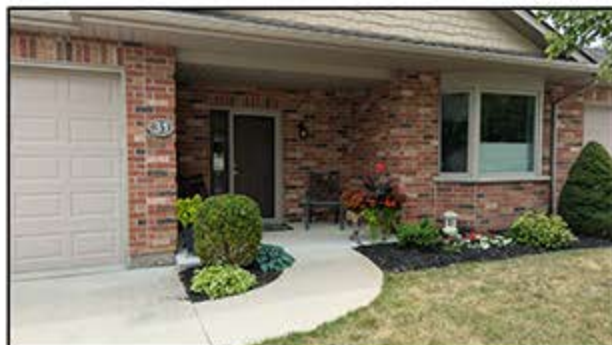


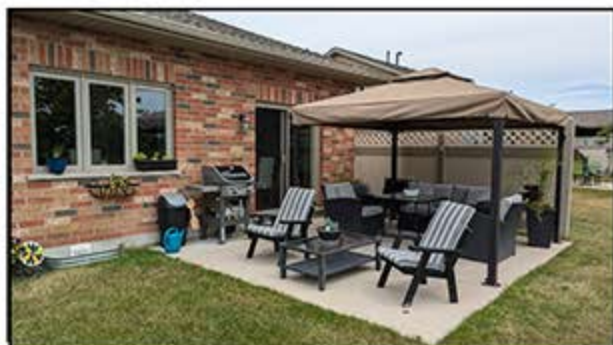
## FOR SALE - 31 BAYFIELD MEWS LANE

Meadow Model Price: \$550,000

**Contact: Angie and John Truchon**  
**Email: angjohn31@hotmail.com Phone: 519-572-8365**



Front View



Rear View

### STANDARD DETAILS

- Constructed in 2008
- Square Feet: 1,295 (not including garage)
- Two Bedrooms
- Master 3-piece bathroom w/bathtub
- Guest 3-piece bathroom w/shower
- Garage size: 12 x 20
- Concrete Drive and 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 in Living Room & Dining Room
- Ceramic Tile in Kitchen
- Quartz Counter Top
- Custom Kitchen Upgrade to Oak Cabinets
- Crown Moulding in Living Room, Dining Room, and Corridor
- Central Vacuum
- Extended Patio
- Lighting Fixtures and Pot Lights
- Storage Shelving in Garage
- Laundry Cabinets and Shelving
- Solar light tube in Master Bathroom
- Satellite Dish Wiring
- Insulated Garage
- 2018 New Vanity, Shower, Sink Ceramic Floor in Guest Bathroom
- Privacy Fence
- Ceramic Backslash in Kitchen
- Light Fan in Bedrooms

### Items Included

- Stainless-Steel Appliances: Fridge, Stove, Dishwasher, Microwave, Washer & Dryer,
- All Light Fixtures and Ceiling Fans
- Window Coverings
- Extra Shelving
- Gazebo Frame and Covering (10 x 10 feet)
- Barbecue

### Average Monthly Operating Costs

- Occupancy Fee \$ 474.00 per month
  - Hydro \$ 97.00 per month
  - Gas \$ 98.00 per month
  - Water \$ 120.00 per month
  - Taxes \$ 250.00 per month
- Approximate Monthly Cost \$1,039.00**