

FOR SALE - 55 BAYFIELD MEWS LANE

Birch Model Price: \$544,900

ReMax Reliable Realty Inc.

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Front View



Rear View

STANDARD DETAILS

- Constructed in 2020
- Square Feet: 1,355 (not including garage)
- Two Bedrooms
- Master 3-piece bathroom w/walk-in shower
- Guest 3-piece bathroom w/walk-in 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, Master Bathroom and Guest Bathroom
- Vinyl Flooring in Master Bedroom, Guest Bedroom, Laundry Room, Pantry + Office, Corridor, Dining Room, Living Room
- Mechanical Room in Garage

UPGRADES

- Quartz Counter Tops in Kitchen, Master Bathroom and Guest Bathroom
- Crown Moulding in Living Room, Dining Room, Master Bedroom and Corridor
- Pot Lights in Kitchen, Living Room, Dining Room, and Guest Bedroom
- Storage Shelving in Garage
- Shelving in Master Walk-in Closet
- Solar light tube in Master and Guest Bathrooms
- Iron Fence on Patio
- Ceramic Backslash in Kitchen
- Fireplace Tiled with Cupboards around Fireplace
- Extra Window in Living Room, Dining Room
- Remote Ceiling Fan in Living Room
- Office Alcove in Main Hallway with Built-in Desk and Cupboards
- Side Door in Garage
- Ceiling Fan w/Light in Garage
- Motion Sensor Lights in Closet
- Upgraded Kitchen Sink and Facet
- Dog Door in Patio Door

Items Included

- Stainless-Steel Appliances: Fridge, Stove, Dishwasher, Microwave
- White Stackable Washer and Dryer
- All Light Fixtures and Ceiling Fans
- Window Coverings
- Extra Shelving
- GaS Barbecue Hook-up

Average Monthly Operating Costs

- Occupancy Fee \$ 474.00 per month
 - Hydro \$ 75.00 per month
 - Gas \$ 85.00 per month
 - Water \$ 110.00 per month
 - Taxes \$ 292.00 per month
- Approximate Monthly Cost \$1,036.00**