

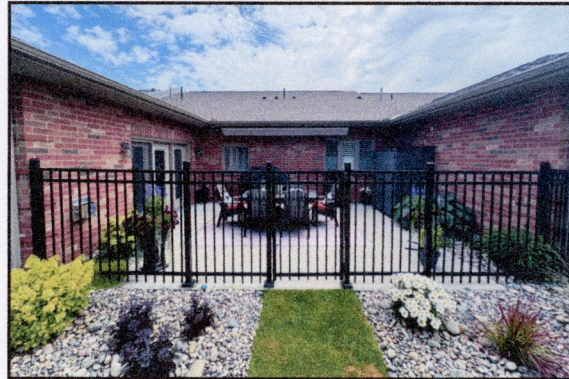
## FOR SALE - 50 BAYFIELD MEWS LANE

Cottonwood Model Price: \$649,900

**By Appointment Only**  
**Phone: 519-440-8378**  
**Email: loriunit50@gmail.com**



Front View



Rear View

### STANDARD DETAILS

- Constructed in 2020
- Square Feet: 1482 (not including garage)
- Two Bedrooms, 2 Baths, 1 Office
- Garage size: 12.5 x 20
- User Friendly Kitchen with Valance Lighting and Convenient Serving Island
- Walk-in Closet
- Showers in Both Bathrooms
- Laundry Room
- Hot Water Hydronic In-Floor Heating
- Central Air Conditioning
- Air Exchanger (HRV)
- Concrete Drive and Patio

### UPGRADES

- Custom Kitchen Upgrades including Quartz Countertop and Backsplash
- Built-in Sharp Microwave Drawer in Island
- Stainless Steel Range Hood
- Patio Doors with Integrated Blinds
- California Style Shutters from Blissful Blinds
- Fireplace with Mantel
- Mirror Door in Walk-in Closet
- Extra Shelving Throughout Including Garage
- Pantry
- Pot Lights Throughout on Dimmer Switches
- Separate Room for Office
- Motion Sensor Lighting in Closets and Pantry
- Laundry Room
- Comfort Height Toilets with Bidet in Master Bath
- Extra Closets
- Uniform Flooring Throughout
- Extended Patio with Awning
- Wrought Iron Fence on Back Patio
- Crown Molding in Main Living Area and Bedrooms

### Items Included

- All Appliances: Kitchenaid French Door Fridge, Maytag Stove, Maytag Dishwasher, Deluxe Sharp Undercounter Microwave, LG Front Loading Washer and Dryer
- Extra Shelving
- Recycle Plastic Shed 8 x 10
- Rented Reverse Osmosis Water Filter

### Average Monthly Operating Costs

- Occupancy Fee \$ 510.00 per month
- Hydro \$ 100.00 per month
- Gas \$ 80.00 per month
- Water \$ 100.00 per month
- Taxes \$ 288.00 per month

**Approximate Monthly Cost \$1,078.00**