



# Bayfield Mews

Bayfield Premier Lifestyle

www.bayfieldmews.ca

**FOR SALE - 11 BAYFIELD MEWS LANE**

**Dahlia Model Price: \$495,000.**

**Home & Company Real Estate**

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Front View



Rear View

### STANDARD DETAILS

- Constructed in 2009
- Square Feet: 1,100 (not including garage)
- Two Bedrooms, 1 Bathrooms w/Walk in Shower
- Garage size: 12 x 20
- Garage includes 6'x5' Storage Room
- Concrete Drive and Patio
- Hot Water Hydronic In-Floor Heating
- Central Air Conditioning
- Air Exchanger (HRV)
- Carpet in Both Bedrooms
- Vinyl Flooring in Bathroom and Laundry Room

### UPGRADES

- Kitchen and Bathroom Solid Oak Cabinets Painted White
- Tray Ceiling in Living Room
- Lighting Fixtures
- Hardwood Flooring in Living Room, Dining Room, Kitchen and Back Hall
- Ceramic Flooring in Front Hall
- New Laminate Counter Tops in Kitchen and Bathroom
- New California Style Blinds on all Windows
- All New Fixtures in Kitchen and Bathroom
- New Sinks in Kitchen and Bathroom
- New Backsplash in Kitchen

### Items Included

- All Stainless Appliances: Electric Range, Refrigerator, Dishwasher, Stackable Washer and Dryer
- All Light Fixtures
- All Window Coverings
- All Fans

### Average Monthly Operating Costs

- Occupancy Fee    \$ 630.00 per month
- Hydro                \$ 70.00 per month
- Gas                    \$ 70.00 per month
- Water                \$ 100.00 per month
- Taxes                 \$ 240.00 per month

**Approximate Monthly Cost \$1,110.00**