

OFFER DETAILS

93 Mattawa Crescent

\$1,100,000



INCLUSIONS

Refrigerator, stove, hood fan, microwave, dishwasher, washer, dryer, window treatments and hardware, attached shelving in closets, upper cabinetry in main floor den, shelves in child's room, all light fixtures, auto garage door opener and any remotes, HRV, bathroom mirrors, alarm system (unmonitored), hot water tank, central air conditioner, central vac rough-in, wireless remote for dimmable under-cabinet lighting in kitchen, Ring doorbell

EXCLUSIONS

Overhead hanging storage devices in garage, fridge and freezer in basement, shop air filtration system in basement, bookcases, TV mount in family room, trampoline

LOT SIZE

44.98 x 97.77 Irregular

YEAR BUILT

1995 approximately

OCCUPANCY

July 15th preferred or later

TAXES

\$5,988.45/2021

AVERAGE UTILITIES

Hydro - \$113.10

Natural Gas - \$143.09

Water - \$69.93

AGES & UPDATES

Roof 2008

Flat Roof (outside bedroom) 2015

Windows 1995

Furnace 2008

Central Air 2013

Kitchen 2022

Main Bath Counters 2022

Basement Sub-Panel & 3 Circuits 2022

Laundry Room & Mudroom Tile 2018

Ensuite Bath 2018

Powder Room 2017

Garage Insulation 2014

HRV 2013

TREX Deck 2010

Shed 2009

MAIN LEVEL

Foyer	6'9" x 5'8"
Living Room	15'5" x 12'
Dining Room	12' x 12'
Kitchen	11'7" x 10'1"
Eating Area	9'9" x 8'7"
Family Room	17'9" x 17'
Den	11'5" x 9'5"
Powder Room	5'5" x 4'4"
Mudroom	6'4" x 5'

UPPER LEVEL

Primary Bedroom	18'4" x 16'
Ensuite	11'10" x 10'
Walk-in Closet	9'11" x 6'3"
Bedroom	15'2" x 10'3"
Walk-in Closet	6'8" x 6'4"
Bedroom	12'4" x 10'2"
Bedroom	10' x 10'11"
Main Bath	12' x 4'10"
Laundry	9'11" x 5'11"

LOWER LEVEL

Area Ideal for Finishing	38'2" x 19'2"
Utility/Storage	28'1" x 15'5"