

OFFER DETAILS

920 Hare Avenue

\$2,100,000



INCLUSIONS

Refrigerator, stove, hoodfan, dishwasher, washer, dryer, all light fixtures (except as below), staircase runner, all attached & built-in shelving, all window treatments and hardware, pantry shelving and peg boards, mudroom shelving, all bathroom mirrors, rubber flooring in gym, gym equipment (treadmill, elliptical, weight machine) freezer in basement, two auto garage door openers and any remotes, garden shed, central air conditioning (20+ years old), hot water tank

EXCLUSIONS

Unattached shelving, wine racks in basement, refrigerator in pantry (not working), dining room chandelier, garden décor, white entertainment wall unit in TV room, wheel storage in garage and furnace room

LOT SIZE

94 x 135.44

YEAR BUILT

1989 with addition in 1994 plus addition in 2014

OCCUPANCY

October 25th preferred, flexible

TAXES

\$12,616/2021

AVERAGE UTILITIES

Hydro - \$130

Natural Gas - \$110

Water - \$75

AGES & UPDATES

Roof 2014

Windows 2015 or newer

Furnace 2012

Central Air 20 years old approx.

Landscaping and Garden 2018

Main Floor Refresh 2016

Major Addition to Main Level 2014

New Garage 2014

Kitchen – cabinetry, counter tops, backsplash, appliances

Laundry Room moved to main floor

Pantry room added

New decks, deck seating, bar area with stone counters, boxed herb garden

2 bedrooms combined to create large guest room

Powder room remodeled

Natural gas fireplace added to Dining Room

MAIN LEVEL

Foyer	15'11" x 18'
Living Room	14'11" x 20'5"
Dining Room	12'8" x 16'2"
Kitchen	11'2" x 13'
Eating Area	9'8" x 10'11"
Laundry/Pantry	8'9" x 10'10"
Family Room	12'6" x 20'6"
Bedroom/Office	12'5" x 17'4"
Ensuite	8'10" x 8'10"
Powder Room	5' x 5'10"
Mudroom	5'11" x 5'1"

UPPER LEVEL

Primary Bedroom	20'2" x 23'10"
Ensuite	5'9" x 16'2"
Walk-in Closet	7'1" x 11'10"
Bedroom	12'9" x 18'1"
Bedroom	10'9" x 14'1"
Main Bath	5'9" x 14'

LOWER LEVEL

Gym Area	10'10" x 23'10"
Utility/Storage	11'2" x 15'3"
Workshop	8'3" x 11'1"