

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"

Commented [1]: Laundry moved to main floor from basement.

Commented [TBACTIR2R1]: Done

Commented [3]: Powder room was remodeled

Commented [TBACTIR4R3]: Done

Commented [5]: Windows- a variety of ages

Commented [TBACTIR6R5]: Ken told me 2015 and newer

Commented [7]: Unsure what a Main floor refresh means

Commented [TBACTIR8R7]: Ken's words

Commented [9]: 2 bedrooms were combined to create a lg guest bedroom.

Commented [TBACTIR10R9]: Done

Commented [11]: Natural gas Fireplace added to family room

Commented [TBACTIR12R11]: I put dining room because I am assuming this is the dining room which is currently being used as a family room but in room measurements is listed as family room - the one in the current room at the back of the house does not work

Commented [13]: ...bar area with stone counters, boxed herb garden

Commented [TBACTIR14R13]: Added boxed herb gardens

Commented [15]: Pantry added

Commented [TBACTIR16R15]: Done

Commented [17]: Year built: 1989 with addition in 1994 & recent addition in 2014

Commented [TBACTIR18R17]: Done