

# OFFER DETAILS

1026 Rocky Harbour Crescent

\$599,900



## INCLUSIONS

Refrigerator, stove, hood fan, microwave, dishwasher, washer, dryer, all window treatments and hardware, all light fixtures, garage door opener, storage shed, central air conditioning, attached shelving

## EXCLUSIONS

Tiny decorative shelves in children's bedrooms, freezer in garage

## RENTAL

Hot water tank

## LOT SIZE

19.72 feet x 105 feet

## OCCUPANCY

November 28, 2022

## TAXES

\$3,723.39/2022

## AVERAGE UTILITIES

Hydro & Natural Gas - \$175 per month

Water - \$32 per month

## AGES & UPDATES

Roof 2019

Windows 2001

Furnace 2001

Central Air 2001

Landscaping 2020

Fully Painted 2017

New Sod 2017

Fridge 2013

Stove 2011

## MAIN LEVEL

|             |               |
|-------------|---------------|
| Foyer       | 9'10" x 5'9"  |
| Living Room | 15' x 10'7"   |
| Dining Room | 13'2" x 10'8" |
| Kitchen     | 12' x 7'8"    |
| Eating Area | 10'3" x 7'5"  |
| Powder Room | 6'11" x 2'9"  |

## UPPER LEVEL

|                 |              |
|-----------------|--------------|
| Primary Bedroom | 15' x 12'11" |
| Ensuite         | 10'7" x 5'5" |
| Walk-in Closet  |              |
| Bedroom         | 11'3" x 9'3" |
| Bedroom         | 9'3" x 9'1"  |
| Main Bath       | 8'5" x 5'4"  |

## LOWER LEVEL

|             |               |
|-------------|---------------|
| Family Room | 11'8" x 10'9" |
| Office      | 13'2" x 10'   |
| Storage     | 18'5" x 8'2"  |