

OFFER DETAILS

10 Evelyn Street

\$800,000



INCLUSIONS

Refrigerator, stove, hood fan, dishwasher, washer, dryer, all light fixtures, all window treatments and hardware, garage door opener that is NOT in working order, attached shelving, central air conditioner, inground pool and any related equipment, hot tub and any related equipment, chest freezer (as is condition – older), storage shed, pool shed, tiki bar, water softener (as is condition – older), hot water tank, workbench in basement, gazebo (as is condition)

EXCLUSIONS

Workbenches in garage, all patio furniture and outdoor décor, 2 outdoor gas fireplaces, bar fridges in basement and tiki bar

YEAR BUILT

1978 approximately

OCCUPANCY

August 15, preferred

TAXES

\$4,112.22/2023

AVERAGE UTILITIES

Hydro - \$154.52 monthly

Natural Gas - \$178.22 monthly

Water – \$156.62 monthly

AGES & UPDATES

Roof – 2014

Central Air – 2022

Furnace – 2008 (serviced annually)

Windows – Some original, some replaced including sliding doors in family room, kitchen windows and lower dining room.

Hood Fan – 2024

Refrigerator – 2023

Hot Water Tank – 2023

Gas Stove – 2021

Dishwasher – 2021

Hot Tub – 2021

Inground Pool – 2014

Pool Heater – 2023

Pool Pump – 2022

Salt Cell – 2022

Wood Fireplace Cleaned & Inspected

Feb 16, 2024

MAIN LEVEL

Foyer	13'6" x 8'7"
Living Room	16'1" x 13'2"
Dining Room	13'1" x 10'2"
Kitchen	13'1" x 10'3"
Eating Area	13'1" x 9'6"
Family Room	19'2" x 13'1"
Powder Room	4'11" x 4'0"

UPPER LEVEL

Primary Bedroom	16'7" x 10'11"
Ensuite	7'6" x 4'5"
Bedroom	14'5" x 9'8"
Bedroom	13'1" x 9'4"
Bedroom	10'4" x 9'8"
Main Bath	8'5" x 7'6"

LOWER LEVEL

Rec Room	19'11" x 13'2"
Games Room	17'1" x 12'2"
Office	13'2" x 8'8"
Laundry	23'3" x 11'10"
Storage	11'10" x 8'8"