

# OFFER DETAILS



93 Kinmount Private

**\$799,900**

## INCLUSIONS

Refrigerator, stove, hood fan, dishwasher, washer, dryer, all light fixtures, 2 auto garage door openers & any remote(s), alarm system (unmonitored), attached shelving, bathroom mirrors, central vac and any attachments

**\*Please note\* All inclusions are in "as is, where is" condition due to it being an estate sale**

## RENTAL

Hot water tank - \$37.97 per month, new unit 2023

## YEAR BUILT

2002 approximately

## OCCUPANCY

Immediate preferred

## TAXES

\$5,169.74/2023

## AVERAGE UTILITIES

Hydro - \$100 monthly

Natural Gas - \$202.62 monthly on equal billing

Water - \$47 monthly

## COMMON FEE

\$275 per month - covers common area maintenance, snow removal and lawn cutting including personal property, clubhouse access, inground pool, tennis courts, management fee

## MAIN LEVEL

Foyer	9'5" x 8'9"
Living Room	25'0" x 11'11"
Dining Room	12'7" x 9'3"
Kitchen	15'10" x 10'11"
Laundry	8'3" x 6'0"
Primary Bedroom	15'6" x 10'11"
Ensuite	10'8" x 9'7"
Walk-in Closet	9'1" x 4'6"
Sitting Room	9'3" x 8'4"
Bedroom/Den	11'2" x 10'8"
Main Bath	

## LOWER LEVEL

Family Room	33'2" x 23'8"
Bedroom	11'7" x 11'4"
Full Bath	11'1" x 9'3"
Storage	33'2" x 20'0"

## AGES & UPDATES

**Roof** - 2015 approximately  
**Windows** - 2002  
**Central Air** - Not in working order  
**Furnace** - 2013  
Painted - 2024  
Pot Drawers in Kitchen - 2023  
Grab Bars in Bathroom - 2023  
Outdoor Painting of Deck & Trim - 2023  
Kitchen Faucet & Lighting - 2022  
Quartz Counters in Kitchen - 2022  
Hoodfan & Stove - 2021  
Deck - 2018  
Radon Test - 2018 (all levels safe)  
Toilet in Ensuite - 2017  
Central Vac - 2010  
Lawn has been aerated Spring of 2024