

OFFER DETAILS

36 Dartmoor Drive

\$895,000



Measurements approximate from LIDAR readings

INCLUSIONS

Refrigerator, stove, hood fan, dishwasher, all window treatments and hardware, all light fixtures, attached shelving except as below, bathroom mirrors, central air conditioner, auto garage door opener and any remote(s)

EXCLUSIONS

Washer, dryer, refrigerator and freezer in basement, workshop items – tools, shelving & workbenches, wifi light bulbs (will be replaced with regular)

RENTAL EQUIPMENT

Enercare 2015 Hot water tank \$25.55. Buyout \$776.31 as of June'24

LOT SIZE

50.8 feet x 105.2 feet

YEAR BUILT

1990 approximately

OCCUPANCY

60-90 days

TAXES

\$5,931.91 /2024

AVERAGE UTILITIES

Hydro - \$97.04 per month

Natural Gas - \$103.85 per month

Water & sewer - \$60.76 per month

AGES & UPDATES

Roof - June 2022

Windows on Main and 2nd - 02-13

Basement Windows - 2017

Furnace – 2015

Central Air - 2015

Front Door – 2013

Hot water tank – 2015

Deck – 2016

MAIN LEVEL

Foyer	8'4" x 4'9"
Living Room	17'7" x 11'9"
Dining Room	15'8" x 11'8"
Kitchen	13'10" x 9'10"
Eating Area	14'4" x 7'11" irregular
Family Room	22'8" x 11'9"
Powder Room	5'11" x 5'2"
Laundry Room	10'7" x 6'9"

UPPER LEVEL

Primary Bedroom	24'10" x 19'7" irregular
Ensuite	12'11" x 10'
Walk-in Closet	13' x 7'2"
Bedroom	13' x 12'5"
Bedroom	12'11" x 12'2"
Bedroom	12'4" x 10'2"
Main Bath	13' x 5'4"

LOWER LEVEL

Family Room	35' x 14'8" irregular
Bedroom	15'2" x 11'10"
Bathroom	6'6" x 5'3"
Utility	39'9" x 11'9"
Storage	11'1" x 7'8"
Storage	8'4" x 4'5"