

OFFER DETAILS

34 Waterton Crescent

\$729,000



INCLUSIONS

Refrigerator, stove, hoodfan, microwave, dishwasher, washer, dryer, all light fixtures, all ceiling fans, all window treatments and hardware, auto garage door opener and remote(s), natural gas BBC, external natural gas hookup, attached shelving, bathroom mirrors, central air conditioner, furnace, hot water tank, central vac & all attachments (in as is condition - 1 outlet in family room does not work), freezer in basement, mini-fridge, Universal generator wall pass through

YEAR BUILT

1989 approximately

OCCUPANCY

June 16 to June 30 preferred

TAXES

\$4,721.93/2025

AVERAGE UTILITIES

Hydro - \$120 monthly

Gas - \$90 monthly

Water - \$250 bi-monthly

ROOM MEASUREMENTS

MAIN LEVEL

Foyer	11'6" x 7'7"
Living Room	16'2" x 10'1"
Dining Room	11'9" x 10'1"
Kitchen	11'3" x 7'7"
Eating Area	11'3" x 7'1"
Powder Room	5'1" x 4'5"

UPPER LEVEL

Family Room	17'0" x 11'9"
Primary Bedroom	18'7" x 10'1"
Ensuite	9'1" x 5'3"
Bedroom	11'1" x 10'9"
Bedroom	10'9" x 9'9"
Main Bath	9' x 4'5"

LOWER LEVEL

Laundry Room	14'1" x 9'2"
Rec Room	16'2" x 13'2"
Office	13'2" x 10'2"
Utility/Storage	9'2" x 6'2"

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AGES & UPDATES

2026

- Painted

2025

- Furnace
- North facing windows
- Microwave
- Washer
- Main bath shower

2024

- Main bath renovated
- Deck and planter rail

2021

- Basement windows
- Front door
- Door to garage
- Hot water tank

2015

- Sliding Door

2008

- Roof
- Central air conditioner

2003

- South facing windows