

# OFFER DETAILS

23 Lemaistre Street

**\$549,900**



## INCLUSIONS

Refrigerator, stove, hood fan, microwave, dishwasher, washer, dryer, all light fixtures, all window treatments and hardware, auto garage door opener and any remote(s), storage shed, attached shelving, bathroom mirrors, BBQ (as is condition), piano

## RENTAL

Hot water tank at \$46 per month

## YEAR BUILT

1992 approximately

## OCCUPANCY

30 days, flexible

## TAXES

\$3,400/2025

## AVERAGE UTILITIES

Hydro - \$95

Gas - \$80

Water - \$87

## ROOM MEASUREMENTS

### MAIN LEVEL

Foyer	12'3" x 3'8"
Living Room	20'4" x 11'9"
Kitchen	9'8" x 8'7"
Dining Room	10'7" x 9'8"
Powder Room	5'3" x 4'8"

### UPPER LEVEL

Primary Bedroom	12'6" x 11'
Main Bath	11'8" x 5'3"
Bedroom	9'10" x 9'6"
Bedroom	12'6" x 10'9"

### LOWER LEVEL

Laundry Room	12'3" x 7'5"
Rec Room	21'1" x 13'7"

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## AGES & UPDATES

2026

- Railings painted
- Fireplace surround painted
- Carpeting replaced on stairs to basement
- Hardwood installed on stairs to living room
- Fireplace surround painted
- Luxury vinyl plank flooring in kitchen
- Dishwasher

2023

- Furnace
- AC
- All Poly B plumbing replaced
- 7 foot fencing and gates
- Ceiling stipple removed on main level and painting completed
- Main bath completely renovated
- Custom window coverings

2022

- Roof with 40 year architectural shingles, plus extra vents added