

OFFER DETAILS

192 Clearview Avenue

\$859,900



ROOM MEASUREMENTS

INCLUSIONS

Refrigerator, stove, hoodfan, dishwasher, washer, dryer, all light fixtures, ceiling lights, all window treatments and hardware except as below, bathroom mirrors, all attached shelving, central air conditioner, furnace, hot water heater, blackout blinds in closet of second bedroom

EXCLUSIONS

Microwave, sheers in second bedroom

YEAR BUILT

2002 approximately

OCCUPANCY

30 days preferred, flexible

TAXES

\$7,365.56/2026

AVERAGE UTILITIES

Gas - \$68.28 per month

Hydro - \$76.88 per month

Water - \$104 per month

MONTHLY ROAD FEE

\$120 – covers management fees, snow plowing of common roadway, insurance, reserve fund.

MAIN LEVEL

Main Foyer	10'9" x 4'7"
Den/Office	12'2" x 9'8"
Powder Room	6'8" x 2'7"
Mudroom	10'4" x 7'0"
Garage	20'0" x 9'6"

SECOND LEVEL

Living Room	16'11" x 12'3"
Dining Room	12'5" x 11'7"
Kitchen	10'4" x 8'8"
Eating Area	10'4" x 8'3"
Balcony	8'3" x 4'7"

THIRD LEVEL

Primary Bedroom	11'6" x 11'4"
Walk-in Closet	8'1" x 4'6"
Ensuite	7'6" x 5'3"
Bedroom	11'6" x 10'4"
Bedroom	9'8" x 8'3"
Bathroom	8'1" x 8'0"

LOWER LEVEL

Storage	32'8" x 16'11"
---------	----------------

OFFER DETAILS

192 Clearview Avenue

\$859,900



AGES & UPDATES

2015

- Roof
- Furnace
- Central Air Conditioner
- Hot Water Tank

2009

- Renovated kitchen

Landscaping ongoing over course of ownership

FROM THE SELLER'S PERSPECTIVE:

"We have great neighbours! We love being able to access the river and trails easily and within minutes. Walking down Richmond Road & Wellington Street is a great way to spend an afternoon finding great shops & spots to eat. Our favourite restaurants are Khao Thai restaurant and Georgie's Pizza. We also love being so close to the Real Canadian Superstore for weekly grocery shops plus the Westboro Farmer's Market on Saturdays."