

OFFER DETAILS

96 Florizel Avenue

\$749,900



ROOM MEASUREMENTS

INCLUSIONS

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

EXCLUSIONS

Window treatments and hardware from primary bedroom, basement freezer

RENTAL

Hot Water Tank - \$

YEAR BUILT

1989 approximately

OCCUPANCY

TBD

TAXES

\$4,895.58/2026

AVERAGE UTILITIES

Gas - \$95 per month

Hydro - \$91 per month

Water - \$63 per month

MAIN LEVEL

Living Room	21'3" x 17'5"
Dining Room	11'8" 11'0"
Kitchen	11'8" 10'6"
Eating Area	10'7" 8'3"
Powder Room	5'1" 4'10"
Garage	19'5" x 13'10"

SECOND LEVEL

Family Room	19'1" x 13'10"
Primary Bedroom	17'3" 13'7"
Walk-in Closet	7'11" 4'11"
Ensuite	8'0" x 7'8"
Bedroom	11'10" x 10'7"
Bedroom	10'7" x 10'
Main Bath	8'0" x 7'10"

LOWER LEVEL

Laundry	18'9" x 11'3"
Rec Room	21'4" x 10'7"
Hobby Room/Office	11'8" x 11'0"
Storage	11'10" x 10'9"

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AGES & UPDATES

2025

- Roof

2021

- Basement flooring and ceiling

2020

- Furnace

2018

- Main Bathroom

2016

- Windows

2009

- Kitchen
- Hardwood Flooring

2000

- Deck in backyard

FROM THE SELLER'S PERSPECTIVE:

"We love how "walkable" the location is. You can easily access grocery stores, restaurants and the greenspace! You're so close to everything but you feel like you're tucked away in a special, quiet enclave surrounded by the NCC."