

## FOR SALE - 51 BAYFIELD MEWS LANE

Birch Model Price: \$529,900

Contact: Home & Company Real Estate.

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MLS#40576137



Front View



Rear View

### STANDARD DETAILS

- Constructed in 2020
- Square Feet: 1355 (not including garage)  
Garage size: 12 x 20
- Two Bedroom, or One Bedroom and Office/Den
- User Friendly Kitchen with Custom Designed Island
- Two Bathrooms With Walk-in Showers
- Large Walk-in Closet with Pocket Doors
- Separate Laundry Room
- Hot Water Hydronic In-Floor Heating
- Central Air Conditioning
- Air Exchanger (HRV)
- Concrete Drive and Patio

### UPGRADES

- Custom Kitchen Cabinets
- Flooring: Vinyl and Ceramic Tile Throughout
- Extended Patio with a Remote Controlled Awning
- Light Fixtures
- Pot Lights
- Gas Fireplace with Mantel
- Bay Window in Living Room
- Comfort Height Toilets
- Digital Entry at Garage Door
- Quartz counters in Kitchen (including Island) and in both Bathrooms
- Crown molding in Great Room and Hallway
- Laundry Tub
- Extra storage shelves in walk-in closet and garage, plus extra cupboard in linen closet

### Items Included

- Stainless-Steel Appliances: Fridge, Stove, with Hood Fan, Dishwasher, Microwave, Washer & Dryer,
- All Light Fixtures and Shelving
- All Window Coverings
- Garage Door Remote

### Average Monthly Operating Costs

- Occupancy Fee \$ 474.00 per month
  - Hydro \$ 83.00 per month
  - Gas \$ 72.00 per month
  - Water \$ 110.00 per month
  - Taxes \$ 260.00 per month
- Approximate Monthly Cost \$999.00