

## FOR SALE - 24 BAYFIELD MEWS LANE

### Columbine Model Price: \$529,900.

**ReMax Reliable Realty Inc.**  
**Contact: Brian Coombs    MLS Listing: MLS# 40678452**  
**Email: bcoombs@tcc.on.ca    Phone: 519-565-2020    Cell: 519-525-9744**



Front View



Rear View

<p align="center"><b><u>STANDARD DETAILS</u></b></p> <ul style="list-style-type: none"> <li>● Constructed in 2009</li> <li>● Square Feet: 1,355 (not including garage)</li> <li>● Gargage Size 12' x 20'</li> <li>● Two Bedrooms or One Bedroom &amp; Office/Den</li> <li>● User Friendly Kitchen with Convenient Serving Island</li> <li>● Two Bathrooms: Ensuite w/Shower Stall, Guest w/3 Piece Bath</li> <li>● Walk-in Closet</li> <li>● Laundry Room</li> <li>● Hot Water Hydronic In-Floor Heating</li> <li>● Central Air Conditioning</li> <li>● Air Exchanger (HRV)</li> <li>● Concrete Drive and Patio</li> </ul>	<p align="center"><b><u>UPGRADES</u></b></p> <ul style="list-style-type: none"> <li>● Hardwood Flooring in Bedrooms &amp; Walk-in Closet</li> <li>● Ceramic Tile in Bathrooms</li> <li>● Ceiling Lights and Solar Tubes in Bathrooms</li> <li>● Hunter Fans Throughout House</li> <li>● Master Bath: Glass Door on Shower, Toto Toilet</li> <li>● Guest Bath: Deep Soaker Whirlpool Tub, Pedestal Sink</li> <li>● Ceramic Tile Around Bathtub</li> <li>● Ceramic Tile Kitchen Backsplash</li> <li>● French Door in Guest Bedroom</li> <li>● Extra Shelving in Bedroom Closet</li> <li>● Wood Valences on 3 Windows</li> <li>● Cabinets Above Washer/Dryer in Laundry Room</li> <li>● Crown Molding and New Baseboards Throughout</li> <li>● Electric Wall Fireplace with remote</li> <li>● Manual Awning over Patio Doors</li> <li>● Extra Shelving in Garage</li> </ul>
<p align="center"><b><u>Items Included</u></b></p> <ul style="list-style-type: none"> <li>● All Appliances: Fridge, Stove, Wall Oven, Dishwasher, Microwave, Washer and Dryer</li> <li>● All Light Fixtures</li> <li>● All Window Coverings</li> <li>● All Fans</li> </ul>	<p align="center"><b><u>Average Monthly Operating Costs</u></b></p> <ul style="list-style-type: none"> <li>● Occupancy Fee    \$ 474.00 per month</li> <li>● Hydro                \$ 78.00 per month</li> <li>● Gas                    \$ 125.00 per month</li> <li>● Water                \$ 110.00 per month</li> <li>● Taxes                 \$ 207.00 per month</li> </ul> <p align="center"><b>Approximate Monthly Cost \$994.00</b></p>