

## FOR SALE - 24 BAYFIELD MEWS LANE

Columbine Model Price: \$529,900.

**ReMax Reliable Realty Inc.**  
**Contact: Brian Coombs    MLS Listing: MLS# 11822826**  
**Email: bcoombs@tcc.on.ca    Phone: 519-565-2020    Cell: 519-525-9744**



Front View



Rear View

**STANDARD DETAILS**

- Constructed in 2009
- Square Feet: 1,355 (not including garage)
- Garage Size 12' x 20'
- Two Bedrooms or One Bedroom & Office/Den
- User Friendly Kitchen with Convenient Serving Island
- Two Bathrooms: Ensuite w/Shower Stall, Guest w/3 Piece Bath
- Walk-in Closet
- Laundry Room
- Hot Water Hydronic In-Floor Heating
- Central Air Conditioning
- Air Exchanger (HRV)
- Concrete Drive and Patio

**UPGRADES**

- Hardwood Flooring in Bedrooms & Walk-in Closet
- Ceramic Tile in Bathrooms
- Ceiling Lights and Solar Tubes in Bathrooms
- Hunter Fans Throughout House
- Master Bath: Glass Door on Shower, Toto Toilet
- Guest Bath: Deep Soaker Whirlpool Tub, Pedestal Sink
- Ceramic Tile Around Bathtub
- Ceramic Tile Kitchen Backsplash
- French Door in Guest Bedroom
- Extra Shelving in Bedroom Closet
- Wood Valences on 3 Windows
- Cabinets Above Washer/Dryer in Laundry Room
- Crown Molding and New Baseboards Throughout
- Electric Wall Fireplace with remote
- Manual Awning over Patio Doors
- Extra Shelving in Garage

**Items Included**

- All Appliances: Fridge, Stove, Wall Oven, Dishwasher, Microwave, Washer and Dryer
- All Light Fixtures
- All Window Coverings
- All Fans

**Average Monthly Operating Costs**

- Occupancy Fee    \$ 510.00 per month
  - Hydro                \$ 78.00 per month
  - Gas                    \$ 125.00 per month
  - Water                 \$ 110.00 per month
  - Taxes                 \$ 207.00 per month
- Approximate Monthly Cost \$1.030.00**