



Did you know? 47 Simcoe Avenue

Recent Upgrades/Renovations:

- 2016: Custom Stone Fireplace
- 2016: Custom Built-in Bookshelf
- 2016: Custom Built-ins in Foyer
- 2016: Interlocking of Backyard
- Original Roof (2009)
- Original Furnace (2009)
- A/C (2009)

Features:

- Modern open concept design
- Custom designed kitchen with hard wood cabinetry and granite countertops
- Custom Hunter Douglas blinds throughout
- Large master retreat with custom closet
- Master en-suite with spa shower and soaker tub
- Marble sink in main floor powder room
- Home automation system, fully wired for speakers throughout the house
- Entry way with custom built-ins
- Fully finished basement
- Multi-purpose room in the basement
- Walk out to fully landscaped yard
- Entire yard Interlocked and landscaped (low maintenance)
- Gas BBQ hook up on patio

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2018 Property Tax Amount: \$8,230

2018 Total Utility Amounts:

Enbridge: \$1,137 – total for 2018

Hydro: \$1,976 – total for 2018

Water & Sewer: \$944 – total for 2018

Inclusions:

Dishwasher, Washer, Dryer, Refrigerator, Stove, Microwave

Rental Items:

Hot Water Tank



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