

61 HARRISON
SHOWING
NOTES

Age of house - 109 years
Square feet - 1290 + basement.
Property Dimensions - 25 x 100
Bedrooms - 4
Bathrooms - 3

Utilities:

Hydro & Water - approx \$130/month
Enbridge - approx. \$70/month
Reliance - Hot water tank rented \$16/month
Water Purifier - \$59.90 plus tax - \$1976.70 buyout.

Inclusions: Fridge (x2), stove (x2), dishwasher(x2), washer (x2), dryer, all electric light fixtures, blinds.

Exclusions: TV mounts & TVs, All Furniture & Decorations

Updates and Features

In-Law with Separate Entrance & In-Suite Laundry.

All New Flooring since 2020

Updated Main Floor Kitchen - Refinished cabinetry, backsplash, countertop & new island - 2020

Updated Bathrooms - new Vanities & Tiling since 2020

All New Light Fixtures since 2020

New Mirrored Closet Doors in both bedrooms upstairs - 2020

New Wall Insulation & Drywall Throughout - 2020

New Back Door - 2020

New Interior Doors - 2020

Electrical - 100 amp breakers; copper wiring



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COVID -19
PROTOCOL

SHOWING PROTOCOL

PLEASE REMOVE YOUR SHOES



PLEASE USE HAND SANITIZER



PLEASE LEAVE LIGHTS ON



PLEASE DO NOT USE BATHROOMS

THANK YOU!



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