

244 GLENCARRY  
SHOWING  
NOTES

Age of house - 68 years  
Square feet - 1320 + basement.  
Property Dimensions - 40 x 105  
Bedrooms - 3  
Bathrooms - 2

Utilities:

Hydro & Water - approx \$161/month  
Enbridge - approx. \$93/month

Inclusions: Fridge & Stove "as-is", dishwasher, washer, dryer, 2 portable air conditioners w remotes, 2 built in wall air conditioners w remotes, 4 bar stools, all electric light fixtures, window treatments, chain hoist in the garage, heavy (boxing) bag in the garage, kitchen glass door (currently in garage).

Updates and Features

100 amp breakers/copper wiring  
2004 - new weeping tile on south side  
2005 - basement finished  
2006 - floors refinished in living and dining rooms  
2008 - new porcelain tiles (floors and backsplash) kitchen, front hallway, landing, basement stairs  
2008 - garage roof redone  
2012 - eavestroughs, soffit & fascia replaced  
2021 - new Combi Boiler System provides on demand tankless hot water & heating throughout the house (to be paid out on closing)



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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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