

Age of house - 118 years (1903)  
Current owners since 2018  
Square feet - 2740  
Bedrooms - 4  
Bathrooms - 3  
Property - 82.51 X 132 FT

8 TALBOT STREET W  
SHOWING NOTES

### Full Legal Description:

LT 1 N/S TALBOT ST VILLAGE OF CAYUGA E OF GRAND RIVER HALDIMAND COUNTY

### Utilities:

- Hydro - \$
- Water - \$
- Gas - \$

### Inclusions:

- Fridge, Stove, Dishwasher, Washer & Dryer, (all appliances "as is") Central Vacuum and Attachments, Window Blinds, TV Wall Bracket, Kitchen Island.

### Exclusions:

- Ceiling Fan in Foyer, Curtain Rods and Drapery Panels in Living and Dining Rooms

### Features:

- Over 2700 square feet above grade
- New furnace & A/C
- Updates Include: Steel roof, Windows, Electrical, Bathrooms, Flooring, Wrap Around Porch & More
- Lots of potential to add even more living space
- Huge unfinished attic (square footage not included)
- Massive unfinished basement with walk-out
- Large Garage/Workshop



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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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