

Age of house – 5.5 years (2016)
Current owners since 2016
Square feet - 1479
Bedrooms - 3
Bathrooms - 3
Property - 23.59 X 188 FT (Depths Vary)

55 DODMAND CRES
SHOWING NOTES

Full Legal Description:

PART BLOCK 7, PLAN 62M1226 BEING PARTS 12,53 & 54 62R20364 SUBJECT TO AN EASEMENT IN GROSS AS IN WE1097449 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2021/07/26 AS IN WE1136704 TOGETHER WITH AN EASEMENT OVER PART BLOCK 7 62M1226, PART 55 62R20364 AS IN WE1136704 SUBJECT TO AN EASEMENT OVER PART 54 62R20364 IN FAVOUR OF PARTBLOCK 7 62M1226, PARTS 13,55 & 56 62R20364 AS IN WE1136704 SUBJECT TO AN EASEMENT OVER PART 53 62R20364 IN FAVOUR OF PART BLOCK 7 62M1226, PART 11 62R20364 AS IN WE1136704 CITY OF HAMILTON

Inclusions:

- Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings, 2 TV mounts [LR & Basement], Cabinet in Furnace Room, Remote Controlled Awning over Deck, Garage Door Opener.

Exclusions:

- Televisions

Rental Items:

- Hot Water Heater

Features & Upgrades:

- 5 Years Old
- Losani Build - Parkside Interior Model
- Tons of Builder Upgrades
- Professionally Painted in 2021
- Hand-Scraped Hardwood Flooring
- Oak Staircase
- Extended Height Kitchen Cabinets w Valance Lighting
- Granite Countertops in Kitchen & Bathrooms
- Gas Stove
- No Carpet
- 9-foot Ceilings
- 3-pc Rough-In for Basement Bathroom
- 12-foot Composite Deck with Remote Controlled Awning for Shade
- Garage with Inside-Entry and Access to Extra Deep Backyard
- No Rear Neighbours
- Tarion Warranty Coverage until 2023
Tarion # is 2082087



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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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