

Age of House/Foundation – 70 years (1952)

Age of Interior – 19 years (2003)

*Interior of House was rebuilt in 2003 after a fire that was caused by a blanket falling onto a light bulb inside a closet. It was taken down to the studs, gutted, and redone.

Bedrooms – 3+ den

Bathrooms – 2

Square Footage – 1,406

Property - 40 X 100 FT

Taxes: \$3,686.13 (2021)

967 LAWRENCE RD
SHOWING NOTES

Full Legal Description:

LT 19, PL 822 ; HAMILTON ; SUBJECT TO EXECUTION 92-01544, IF ENFORCEABLE. ; SUBJECT TO EXECUTION 93-03481, IF ENFORCEABLE. ; SUBJECT TO EXECUTION 94-00470 ,IF ENFORCEABLE. ; SUBJECT TO EXECUTION 95-00767, IF ENFORCEABLE. ; SUBJECT TO EXECUTION 95-00768, IF ENFORCEABLE.

Inclusions:

- Main Floor Appliances: Fridge, Gas Stove, DW, Microwave (all S.S. & less than 2yrs old).
Basement Appliances: Fridge, Stove, Microwave, Washer/Dryer. Pool & Pool Equipment, Gazebo, Awning, Swing, Shed, window coverings, electric light fixtures.

Rental Items:

- Hot Water Heater

Features & Updates:

- Roof 2019
- Windows 2003
- Furnace/AC c.2016
- Kitchen c.2016
- Upper level flooring 2021
- Pool pump 3 years old
- Pool liner 2021
- Awning over deck 2021

*Seller states that the (galvanized steel) pool is on uneven ground after some settling, and water levels appear crooked when the pool is open, but the structure is sound. Seller will open the pool for new owners upon request.



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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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