

Age of house – 49 years (1973)
Current owners since 2019
Square feet - 1160 (as per Mpac)
Bedrooms - 3 +
Bathrooms - 1.5
Property - 54.99 X 135.50 FT (Irregular - Lot Depths Vary)

171 ST. DAVID'S RD W
SHOWING NOTES

Full Legal Description:

PT LT 53 PL 898 N/S OF ANN ST, AS IN RO175921 ; S/T TT8848 THOROLD

Inclusions:

- Refrigerators (2), Stoves (1 electric, 1 gas), Dishwasher, Washer, Dryer, all Window Coverings, all Electric Light Fixtures.

Exclusions:

- None

Rental Items:

- None

Features & Upgrades:

- Ideal for Large or Multigenerational Family
- Three Separate Entrances
- 2 Kitchens
- 2 Bathrooms
- 2 Living & Dining Areas
- Huge Sunroom
- No Carpet - All Hardwood or Ceramic Tile
- Solid Brick
- Large Backyard
- Plenty of Parking - Single Garage & Double Concrete Driveway for 4 cars
- Brand new electrical breaker panel (2021)
- New owned water heater (2021)
- New furnace motor (2022)
- Central Air - approx 7yrs
- Roof in Excellent Condition
- Centrally Located
- Tight-knit Community



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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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