

Age of house – 61 years (1961)
Family home since 1985
Square feet - 990
Bedrooms - 3
Bathrooms - 1
Property - 133 X 645 FT = 1.97 Acres

63 THIRD ROAD EAST
SHOWING NOTES

Full Legal Description:

PT LT 19, CON 8 SALTFLEET , AS IN CD305766 ; STONEY CREEK CITY OF HAMILTON

Inclusions:

- Fridge, Stove, Washer, Dryer, Light Fixtures [All Inclusions As-Is]

Exclusions:

- None

Rental Items:

- Hot Water Tank, Furnace, & Air Conditioner. Seller will buy out on closing.

Features & Upgrades:

- approx 2400 Gallon Cistern
- Wood Fireplace in basement (not WETT certified)
- Gas Fireplace -2004
- Windows & Doors Replaced -May 26, 2003
- New Septic System (1000 gallon tank) -Aug 8, 2003
- Southern Culvert (access for installation of new septic bed) -April 28, 2003
- Replacement of Driveway Culvert & Widened to 6ft -March 27, 2006
- New Kitchen - finished January 2010
- Relocation of Pump Chamber Receptacle from inside chamber to outside on post -Aug 16, 2012
- Outlet to Septic Bed: reworked piping, retested pump & alarm for proper operation - Aug 6, 2013
- Replace plug on Sump Pump -Sept 19, 2013
- Roof with 50yr Shingles & 15yr Warranty by D'Angelo and sons - July 11, 2017
- Furnace & C/Air - Serviced October 1, 2021

Schedule B, C & 801 to be attached to all offers.
Everything "As Is, Where Is".



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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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