

Age of house - 92 (1930)
Current owners since 2017
Square feet - 1960
Bedrooms - 4 + 1
Bathrooms - 3
Property - 35.01 X 100 FT

83 ROTHSAWAY AVE
SHOWING NOTES

Full Legal Description:

LT 13, PL 697; HAMILTON

Inclusions:

- All blinds, all Electric Light Fixtures, freezer in Bsmt, 2 Fridges, 2 Stoves, Dishwasher, Built-in Oven, Washer, Dryer, Hood Vent, 4 Portable Air Conditioner Units, 2 Pergolas & String Lights, Wine Fridge, Fixed Shelving, Bathroom Mirrors, Bedroom Wardrobes, Ikea cabinets on 3rd floor (as-is), Planter Boxes, 3 Garage (white) Cabinets

Exclusions:

- Bedroom and Office Curtains & Curtain Rods.

Rental Items:

- Hot Water Heater

Features & Upgrades:

- 2075 sq ft PLUS 1 bedroom In-Law suite
- Renovated with top-quality modern conveniences (with permits!)
- Pot lights throughout
- Filled with charm
- 2 Fireplaces
- 2 Living areas on main floor
- Formal Dining Room
- Chef-Inspired Kitchen; high end appliances, cupboards with "drawers within drawers", hexagon backsplash & quartz counters.
- Leaded glass & stained glass windows
- Beautiful built-in bar
- Principle bedroom with ensuite
- 2nd level terrace with pergola & string lights
- Single-wide /Double-long Garage (making for an amazing workshop)

TRULY NOTHING TO DO BUT MOVE IN &
ENJOY!



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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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