

Age of House: c. 1956 - c. 66yrs  
Current owners since 2012  
Square feet - 1191  
Bedrooms - 2 (plus den) +1  
Bathrooms - 1.5  
Property - 100.43 X 163.93 FT

136 DILTZ RD  
SHOWING NOTES

**Full Legal Description:**

PT LT 1 FIRST CON FROM CANBOROUGH MOULTON AS IN HC111366; HALDIMAND COUNTY

**Inclusions:**

- Playhouse/swing set, shed, deck furniture and lights, all indoor light fixtures, office desk, fridge, stove, dishwasher, microwave, washer/dryer, chest freezer, secondary fridge (bsmt), white IKEA wardrobe (primary bedroom), Hot Water Heater (owned).

**Exclusions:**

- Hot tub, Trampoline (negotiable), Curtains (negotiable), Dining room table/bench (negotiable)

**Disclosure:**

The seller states that the first 20" of the cistern has cracks in the concrete. However, they report having had to order water only a handful of times over the years they've owned the home, as it collects and holds plenty of rainwater for their continued use.

We have had the water tested through Public Health, and the results were clean. A certificate of proof is in the mail, and we will be glad to share it as soon as we have it.

**Features & Upgrades:**

- Digging has been done for fiber optic internet to be installed. Current owners have approved its installation for this address. For more info, contact Mark Merritt at [mmerritt@haldimandcounty.on.ca](mailto:mmerritt@haldimandcounty.on.ca)
- HWT installed 2020 - owned
- Furnace installed 2020
- Fireplace - electric
- Metal roof - 2017
- Electrical panel - 100 amp breakers
- Kitchen - 2013
- French doors - 2021
- Main bath - 2015
- Deck - expanded and new railing 2019
- Dining area - windows replaced 2018
- Hardwood main floor - 2018
- Basement trench - 2020
- Basement stairs rebuilt - 2021
- Pot lights L/R - Kitchen - Basement 2021
- UV water treatment system - 2022



Tyson Brandow  
905-320-6651  
[tyson@brandow.ca](mailto:tyson@brandow.ca)

Tanya DiNicolantonio  
416-520-8567  
[tanya@brandow.ca](mailto:tanya@brandow.ca)

Barbara Brandow  
905-928-8280  
[barb@brandow.ca](mailto:barb@brandow.ca)

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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