

Age of house - 80 years (1942)  
Current owners since 2017  
Square feet - 920  
Bedrooms - 3 + 2  
Bathrooms - 2  
Property - 40 X 92.5 FT

69 NORMANHURST  
AVENUE  
SHOWING NOTES

### Full Legal Description:

PT LTS 694, 695 & 696, PL 640 , AS IN CD81295 ; HAMILTON

### Inclusions:

- Fridges (2), Gas Ranges (2), B/I Microwaves (2), Dishwashers (2) [all appliances as is], Bathroom Mirrors, All Built-in Closet Organizers/Shelves, All Window Coverings, All Electric Light Fixtures, Lawn Mower, Weed Wacker, Outdoor Chimenea/Fireplace.

### Rental Items:

- Gas Hot Water Heater - Reliance: \$23.66/mth

### Features & Upgrades:

- Large than it looks
  - Spacious 3 Bedroom Main floor Unit
  - 2 Bedroom In-Law Suite (completed in 2018)
  - LOTS of Parking - Double Drive (paved /2020)
  - Thoroughly updated over the past few years
  - Reclaimed antique wood floors
  - Huge shared laundry room
  - New Large Deck
  - Beautifully landscaped (front & back)
  - Large shed with electricity & built-in work benches/storage.
  - Furnace & A/C (2014)
- 2017
- New breaker panel (100amp), New kitchen cabinets (main flr), New back doors, New pot lights, slate, and reclaimed wood floors.
- 2018
- New basement windows, soundproofing insulation in basement ceilings, new pot lights, new basement toilet.
- 2019
- New roof with 50yr shingles and 15yr warranty (transferable). New kitchen counters and backsplash (main flr). New bedroom barn door, interior doors and toilet (main flr). New barnboard stairs to basement. Completed 2 bed in-law.
- 2020
- New 3/4" copper water supply line, new front yard & backyard landscaping, new paved double drive, new roof and siding on shed (that has electricity), new upstairs bathroom vanity.
- 2022
- Fresh paint, new deck boards, new front door and exterior lights, new dining room light, updated basement bathroom.



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SHOWING  
PROTOCOL

PLEASE REMOVE  
YOUR SHOES



PLEASE LEAVE  
LIGHTS ON



PLEASE DO NOT USE BATHROOMS

THANK YOU!



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