

Age of house - 9 years (2013)
Current owners since 2013
Square feet - 1800
Bedrooms - 3
Bathrooms - 2.5
Property - 34 X 90 FT (Irregular - lot depths vary)

257 CARLA AVE, #9
SHOWING NOTES

Full Legal Description:

LOT 12, PLAN 62M1115; S/T EASEMENT IN GROSS OVER PT 50 ON 62R18317 AS IN WE588854; S/T EASEMENT IN GROSS OVER PT 50 ON 62R18317 AS IN WE588855; S/T EASEMENT IN GROSS OVER PT 50 ON 62R18317 AS IN WE588856; T/W AN UNDIVIDED COMMON INTEREST IN WENTWORTH COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 445; SUBJECT TO AN EASEMENT OVER PART 51 ON 62R18317 IN FAVOUR OF WENTWORTH COMMON ELEMENTS CONDOMINIUM PLAN NO. 445 AS IN WE598613 CITY OF HAMILTON

Inclusions:

- All light fixtures, All window coverings, Fridge, Stove, Hood vent, Washer, Dryer, Dishwasher, Auto garage door opener, Bathroom mirrors, Air conditioner (2015), Central humidifier, Water heater (owned)

Exclusions:

- None

Road/Condo Fee:

- \$112.56/month - includes road maintenance/snow removal

Features & Upgrades:

- Built by Tobyn Park Homes
- Sold brick and stone construction
- 1800 square feet plus finished basement
- New Air-Conditioner in 2015
- Central humidifier
- Owned Hot Water Tank



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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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