



43 VIKING LANE  
SHOWING NOTES

Age of house – 9 years (2013)

Current owners since 2014

Square feet - 1,323

Bedrooms - 2

Bathrooms - 1.5 plus roughed-in 4pc

Property - 41FT Frontage

Road Fee - \$200.00/month

**Full Legal Description:**

UNIT 49, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 28 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN NK48280 NORFOLK COUNTY

**Inclusions:**

- Auto Garage Door Opener, Washer, Dryer, Fridge, Stove, Dishwasher, Exterior Mechanical Awnings, All Electric Light Fixtures, TV Wall Unit, Bathroom Mirrors, All Window Coverings and California Shutters, Composite Patio Covering.

\*\*Buyers need to submit their offer on form 111. All offers must be conditional on obtaining probate.

\*\*Common elements include: Lawn care and snow removal of common areas as well as driveways and front lawns (owners are responsible for rear yard), water, sewers, roads, road signs, and street lights, as well as the future (planned) Community Centre. They also include an interest in Dover Coast Amenities as listed in the Shared Facilities Agreement that I've attached as a supplement to the listing.

\*\*Changes to the exterior of the house are also subject to Board approval.

**Features & Upgrades:**

- Built in 2013
- Solid brick and stone end unit
- Meticulously maintained
- Double garage, Concrete Drive
- Bright open concept design w vaulted ceilings
- Newer SS Appliances
- Solid hardwood floors throughout
- Private patio with retractable awnings
- Full, partially finished basement with 4pc rough-in
- Steps to Lake Erie and The Links at Dover Coast.
- Sunny south exposure
- California shutters



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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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