

Age of house – 43 years (1979)

Current owners since 1980

Square feet - 1354

Bedrooms - 3

Bathrooms - 2.5

Property - 27.45 X 118.76 FT

37 BIRCHLAWN DR
SHOWING NOTES

Full Legal Description:

PCL 40-1, SEC M240 ; LT 40, PL M240 ; S/T LT64405,LT80639 STONEY CREEK CITY OF HAMILTON

Inclusions:

- Fridge, Stove, Dishwasher, b/i microwave, washer/dryer, chest freezer, basement sofa, pool equipment and supplies in the pool shed, all window treatments

Exclusions:

- Cement planters and bench in backyard, black urns in front of garage with topiary trees, patio furniture, propane fireplace table

Rental Items:

- Water Heater

Features & Upgrades:

- Furnace 2010
- Fully finished basement with 3pc bath and dry bar
- New light fixtures
- Laminate and tile floors
- Pool approximately 30 yrs
- Pool heater 20+/-
- Liner 5 years
- Steps resprayed
- New filter 2021
- Pump 10 yrs
- Roof - 2017
- Windows on main floor (except kitchen) replaced 12 years
- 2 back bedroom windows replaced 17 yrs ago
- Concrete drive
- Updated electrical panel 10 yrs ago - Glover electrical - (Wiring is copper)
- Basement floors, trim, wainscoting 1 yr old
- Sewer line replaced to the road 2021



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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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