

FEATURES & UPGRADES

11 HOWARD WILLIAMS CRT

Home Built: 2022 (< 5 years Old)

Municipal Services: Gas, Hydro, Water

Lot Size: 36 FT x 100 FT

POTL: \$250/month, includes: Year round maintenance of common areas (Road, Grass, Gardens, Snow plowing), Management Fees, Common Area Insurance, Street Lights, AGM, Repairs and Maintenance to Common Areas.

Seven year Tarion Warranty transferrable to new owner

Welcome to 11 Howard Williams Crt, your opportunity to live in this prestigious community at a very competitive price.

At a glance:

- Hardwood Floors Throughout
- Primary Main Floor Bedroom and Ensuite
- Upgraded custom kitchen with walk-in Pantry, Granite Countertops, Soft Close Hinges, and Stainless Steel Appliances
- Updated light fixtures throughout
- Custom installed window coverings, including remote controlled blinds in Great Room
- Front Loader Washer and Dryer
- Furnace, Roof, Water Tank, Windows, Water Softener (2022)
- Electrical 100AMPS Circuit Breakers
- Sump Pump
- Professionally landscaped backyard patio with Garden Shed
- Unfinished Full basement with Rough-in for Bathroom

Inclusions:

- All Electric Light Fixtures
- All Window Coverings (excluding any stained glass decor)
- All Existing Appliances: S/S Fridge/Freezer, Dishwasher, Range, Hoodvent, Washer and Dryer
- All New Mechanical Equipment (Furnace, A/C, Water Softener)
- Garden Shed
- EV Car Charge, Garage Door Openers and Remotes

Exclusions:

- All Personal Items (Furniture, Decor, Artwork Etc.), Wardrobe in Primary Bedroom, All Curtains, Stained Glass Wall Lamp in Great Room.

FOR MORE INFORMATION, CONTACT
COLIN NOBLE AT (647) 967-7116

