



## Approximate Utilities, Updates & Additional Information • 57 Baldcypress Way

Measurements as per GeoWarehouse: 99.91 ft x 44.74 ft x 99.98 ft x 43.85 ft  
3 Bedrooms + Office | 4 Bathrooms | 2 Car Garage

### UTILITIES

**Taxes:** \$5,817.93 as per homeowner

**Hydro:** ~\$35.93/month

**Gas:** ~\$141.92/month

**Water/Sewer:** ~\$64.92/month

### AGE OF

**Home:** ~2020

**Appliances:** ~2020

**Furnace:** ~2020

**Air Conditioner:** ~2020

**Windows:** ~2020

**Roof:** ~2020

### UPDATES & UPGRADES

#### **Flooring**

- Tiles: porcelain tiles in foyer, powder room, laundry room, mudroom, and primary bathroom: Centura 12" x 24"
- Hardwood Floor: 7.5" Lauzon Urban Engineered Wire Brushed White Oak Brooklyn on first floor including office, dining room, kitchen, and 2nd level hallway
- Carpet: Boloria II North American Quality and under pad in all bedrooms, lower level stairs & rec room

#### **Kitchen**

- Bulkhead over cabinets
- Cabinets, gable and upper fridge cabinet
- Lighting under cabinets & extra pot lights
- Luxury model stove hood fan
- Quartz countertop including island with waterfall sides
- Modern chrome faucet design
- 15" x 4" ceramic backsplash tiles
- High-end graphite appliances, including fridge, gas stove, dishwasher and built-in microwave
- Soft-close hinges on all cabinet doors and drawers

#### **Dining Room**

- Reinforced light outlet for heavy light fixture
- Modern chandelier
- Upgraded 60 x 70 window instead of 3 small square windows

#### **Living Room**

- Gas fireplace
- Modern mantel
- Flat ceiling throughout
- Shades On Silhouette style blinds throughout
- Wireless motorized blinds

#### **Stairs & Railing**

- Oak wood stairs with metal spindles in main and lower level stairs
- Reinforced light outlet for heavy light fixture



E. & O.E. The information in this document is believed to be accurate, but is not warranted



### Bathrooms

- Porcelain tiles on primary bathroom floor and shower wall
- Stand alone Maxx Ariosa 66" x 36"
- Quartz countertops throughout
- Shower pot light in main bathroom
- Modern chrome faucets in all bathrooms
- Soft-close hinges
- Allusion Chrome accessories in all bathrooms

### Trims, Baseboards, Hardware, & Doors

- Urban style touches throughout
- Vedani-style satin nickel hardware throughout
- Upgraded office door to 2 clear glass doors

### Closets

- Upgraded rod/shelves throughout in all closets at 80" high
- Bedroom closets with extra shelves and extra rods

### Lower Level

- Builder-finished with extra area for stairs landing
- 3-piece bathroom
- Gas fireplace
- Wired for home theatre speakers, receiver, and projector
- Upgraded carpet and under pad
- Smooth ceiling
- Central Vacuum system
- Humidifier

### Garage

- Wi Fi top of the line Chamberlain belt garage door opener

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, hood fan, humidifier, air conditioner, microwave, all light fixtures, all window blinds, garage door opener, central vacuum, Nest thermostat

**Exclusions:** NIL

**Closing Date:** To Be Arranged

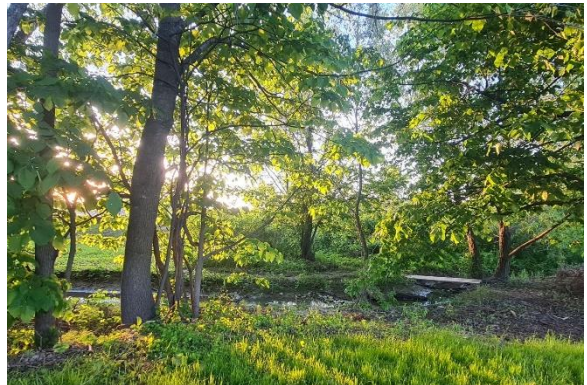


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HAUSCHILD GROUP  
REAL ESTATE TEAM

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