BRUCE BROWN BROKER

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ADDITIONAL INFORMATION

BRUCE BROWN, BROKER

RE/MAX
HALLMARK REALTY GROUP
Brokerage, Independently Owned and Operated | RAISING THE BAR

ADDITIONAL INFORMATION

This information has not all been substantiated with documentary evidence. It is believed to be accurate but is not warranted. Buyers are advised to perform their own diligence.

INCLUDED IN THE SALE

- Natural Gas Water Heater / Hot Water Tank (2011)
- Alarm System (Not Monitored)
- Samsung Refrigerator (2020)
- Samsung Stove (2020)
- LG Dishwasher (2015)
- Samsung Front-Loading Clothes Washer (2022)
- Samsung Front-Loading Clothes Dryer (2022)
- Basement Window Blinds (2024)
- Main Floor Window Blinds (3) (2024)
- Main Floor Motorized Window Blinds (5) (2024)

EXCLUDED FROM THE SALE

- Kenmore freezer in laundry room.

OPERATING EXPENSES

- Natural Gas: $113 / month
- Electricity: $125 / month
- Water & Sewer: $120 / two months
- Property Tax:
  - 2024 Final: $3,491.27
  - 2025 Interim: $1,867.15

UPDATES AND FEATURES

- Two Driveways:
  - Kirkwood: 1 car length, plus access to garage (approximately 25 feet long).
  - Chatelain: depending on vehicle size, can park up to 3
- Side driveway: Approx. 3 cars can be parked.
- Furnace (June 2011)
- Re-finished Hardwood Floors (2012)
- Eavestrough, Soffit, Fascia (2013)
- Front Door & Back Door (2013)
- Garage Door (2013)
- Verdun Basement Windows (5) (2014)
  - 20-Year Transferrable Warranty
- Finished Basement: Drywall, Ceiling, Electrical (2014)
- Chimney Re-Parging (2015)
- Entire Garage Siding, Parging, New Steel Door (2015)

- New Wall to Wall Carpeting in the Basement (2016)
- Upstairs Bathroom Toilet (2021)
- Basement Bathroom Toilet (2022)
- Verdun Triple Pane Windows on Main Floor (7)
  - 25-Year Transferrable Warranty (2022)
- Blinds for basement windows – 2024
- Blinds for Main Floor Windows (8) (5 are Motorized) (2024)
- Bath-Fitters, Main Bathroom (2024)
  - Transferrable Warranty
- Main Bathroom Vanity (2024)
- **24-Inch Laundry Cabinet with Stainless Steel Sink and Faucet in 2025**