



26 MAITLAND STREET | VILLAGE OF RICHMOND





Welcome to  
**26 MAITLAND STREET**

# LIVING ROOM





*VIRTUALLY STAGED*



## DINING ROOM



# KITCHEN







*VIRTUALLY STAGED*

## PRIMARY BEDROOM





## BATHROOM 4-PIECE



## BEDROOMS









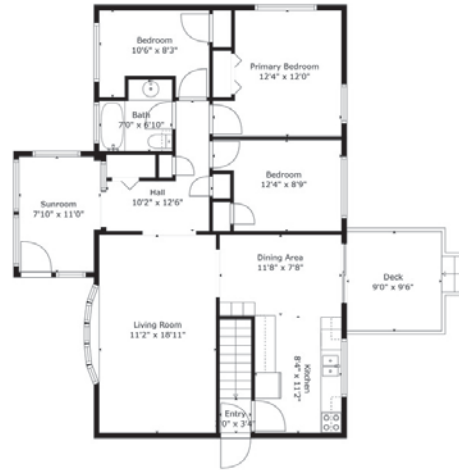
BASEMENT

# BACKYARD

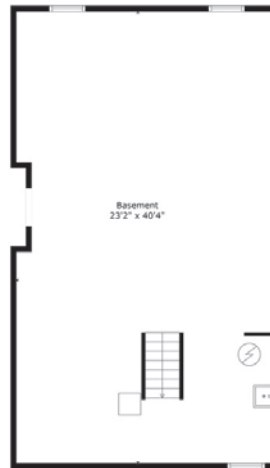




# FLOOR PLANS



**TOTAL: 1026 sq. ft.**  
Below Ground: 0 sq. ft., FLOOR: 2: 1026 sq. ft.  
EXCLUDED AREAS: BASEMENT: 924 sq. ft., DECK: 86 sq. ft.  
Measurements Are Calculated By Cubox Technology. Deemed Highly Reliable But Not Guaranteed.



**TOTAL: 1826 sq. ft.**  
Below Ground: 0 sq. ft., FLOOR: 2: 1026 sq. ft.  
EXCLUDED AREAS: BASEMENT: 924 sq. ft., DECK: 86 sq. ft.  
Measurements Are Calculated By Cubox Technology. Deemed Highly Reliable But Not Guaranteed.

## DETAILS

Legal Description:	PCL 35-1, SEC 4D-11; UNIT 35, PL 4D-11; GOULBOURN
Year Built:	1959
Property Taxes:	\$3,088.46 (2024)
Lot Size:	103' x 205' ft
Parking:	2 Car detached garage
Heating:	Forced Air/ Natural gas
Cooling:	Central Air Conditioning
Inclusions:	Fridge, stove, Hood vent, Dishwasher, Microwave, Garage door opener(s) & remote(s), All window coverings, All installed light fixtures, Water softener, All ceiling fans, Hot water tank.
Exclusions:	NA
Rental Equipment:	NA
Zoning:	V1C- Village Residential First Density

## Room Dimensions & Descriptions: (All dimensions are feet.inches x feet.inches)

### Main Level

Front Entrance (Sunroom)	3'0" X 3'4"	Laminate flooring, tongue & groove paneled walls, ceiling fan with integrated light fixture
Front Hallway	10'2" X 12'6"	Laminate flooring, Double clothes closet
Living room	11'2" X 18'11"	Laminate flooring, large picture window
Dining room	7'8" X 11'8"	Laminate flooring, Overhead ceiling fan with integrated light, pantry cabinet
Kitchen	11'2" X 8'4"	Laminate flooring, colonial style cabinetry, sink with window above, (overlooking rear garden), pot drawers, pot lighting, dishwasher, stove, full-sized refrigerator, overhead lighting
Primary Bedroom	12'0" X 12'4"	Wall to wall broadloom, ceiling fan with integrated light, double clothes closet
Bedroom	8'9" X 12'4"	Wall to wall broadloom, ceiling fan with integrated light, single clothes closet
4 Piece Bathroom	6'10" X 7'0"	Tub/shower, sheel vinyl flooring, extra long vanity with oak cabinetry, wall mirror with lighting above
Bedroom	10'6" X 8'3"	Laminate flooring, single clothes closet

### Basement

Unfinished	23'2" X 40'4"	Concrete floor, rough-in for ceiling light fixtures
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## **FEATURES**

- Recently renovated kitchen & bathroom with modern cabinetry (2013)
- Previously finished basement has been removed.
- Rough in (exhaust vent) for future gas fireplace
- Insulated garage doors installed (2020)
- Furnace installed (2023)
- City sewer services
- Drilled well with recent test "0" reading.
- Winterized front sunroom entrance
- Roof re-shingled (40 yr. Shingles 2010)
- Garage Roof re-shingled (2020).

## **EXPENSE**

Propane costs: The subject property is heated with Propane supplies by Levac. The calculations for the rental tank are as follows.

- For usage below 1000 units: \$144/year
- For usage between 1001 and 2000 units: \$44/year
- For usage exceeding 2000 units: Free of charge!



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All the preceding information is believed to be accurate but not warranted.  
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