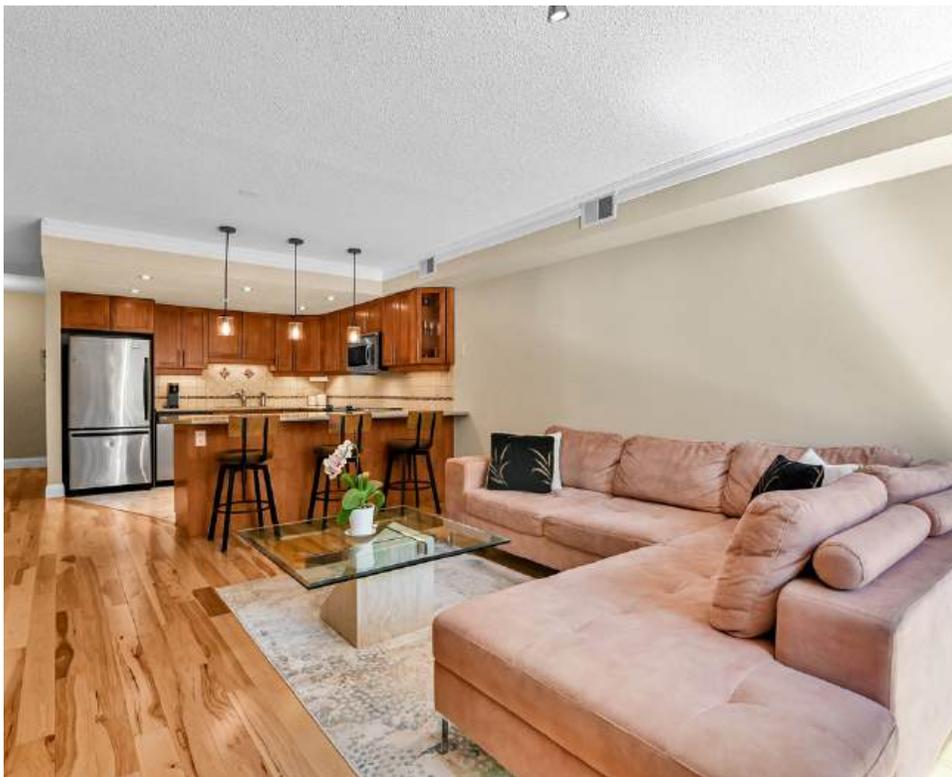


# 3-74 SOMERSET STREET W

GOLDEN TRIANGLE



BUY | UNIQUE HOMES | SELL  
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3 BED | 3 BATH



# ROOM DIMENSIONS

| ROOM  | DIMENSIONS  | DESCRIPTION   |
|---|---|---|
| <b>MAIN LEVEL</b>   |   |   |
| <ul style="list-style-type: none"> <li>FOYER</li> <li>KITCHEN</li> </ul>                    | <ul style="list-style-type: none"> <li>13'4" x 13'10"</li> </ul>                        | <ul style="list-style-type: none"> <li>Ceramic tile Floor, Double clothes closet</li> <li>Ceramic Tile Floor, Shaker Style Cabinetry, Ceramic Tile Backsplash, Under Cabinet Lighting, Stainless Steel Appliances, Double Under Mounted Sink, Quartz Counter, Peninsula Eat-In Bar, Pendant Lighting Above</li> </ul> |
| <ul style="list-style-type: none"> <li>FAMILY ROOM</li> </ul>                               | <ul style="list-style-type: none"> <li>14'2" x 13'10"</li> </ul>                        | <ul style="list-style-type: none"> <li>Hardwood Floor, Terrace Door, To Deck &amp; Fenced Rear Garden, Planter Box At Rear</li> </ul>   |
| <b>SECOND LEVEL</b>   |   |   |
| <ul style="list-style-type: none"> <li>LIVING ROOM</li> </ul>                               | <ul style="list-style-type: none"> <li>17'9" x 13'10"</li> </ul>                        | <ul style="list-style-type: none"> <li>Hardwood Floor, Pot Lighting, Gas Fireplace with Custom Wood Mantle and Slate Tile Facade</li> </ul>   |
| <ul style="list-style-type: none"> <li>DINING ROOM</li> </ul>                               | <ul style="list-style-type: none"> <li>7'11" x 13'10"</li> </ul>                        | <ul style="list-style-type: none"> <li>Hardwood floor, Pot Lighting</li> </ul>  |
| <ul style="list-style-type: none"> <li>3PC BATHROOM</li> </ul>                              | <ul style="list-style-type: none"> <li>8'10" x 5'1"</li> </ul>                          | <ul style="list-style-type: none"> <li>Double Glass Shower, With Built-In Bench Seating, Vanity With "Corian" Counter, Wall Mirror, Bar Lighting, Tile Floor, Exhaust Vent with Timer</li> </ul>  |
| <ul style="list-style-type: none"> <li>PRIMARY BEDROOM</li> <li>4PC ENSUITE BATH</li> </ul> | <ul style="list-style-type: none"> <li>18'5" x 13'10"</li> <li>11'1" x 4'11"</li> </ul> | <ul style="list-style-type: none"> <li>Hardwood Floor, Overhead Light, 2x Double Clothes Closets</li> <li>Tile Floor, Tub/Shower, Vanity with "Corian" Counter Top, Wall Mirror with Wall Mounted Lighting, Medicine Cabinet</li> </ul>   |
| <b>THIRD LEVEL</b>  |   |   |
| <ul style="list-style-type: none"> <li>BEDROOM</li> <li>BEDROOM</li> </ul>                  | <ul style="list-style-type: none"> <li>14'5" x 10'2"</li> <li>15' x 13'10"</li> </ul>   | <ul style="list-style-type: none"> <li>Hardwood floor, Over Head Light, 2x double clothes closets</li> <li>Hardwood floor, Over Head Light, 2x double clothes closets</li> </ul>  |
| <b>BASEMENT</b>   |   |   |
| <ul style="list-style-type: none"> <li>HALLWAY</li> <li>MEDIA / GYM</li> </ul>              | <ul style="list-style-type: none"> <li>19'8" x 13'10"</li> </ul>                        | <ul style="list-style-type: none"> <li>Laundry (full sized stacked appliances)</li> <li>Laminate Flooring, Wet Bar, Storage Cabinetry, Counter with Single Sink</li> </ul>  |
| <ul style="list-style-type: none"> <li>3PC BATHROOM</li> </ul>                              | <ul style="list-style-type: none"> <li>7'2" x 9'10"</li> </ul>                          | <ul style="list-style-type: none"> <li>Ceramic Tile Floor, Corner Shower, Laundry Sink, Vanity, Wall Mirror, Overhead Light</li> </ul>  |



## Lease Details

- **Lease Term:** Minimum (3-year lease preferred).
- **Tenant Responsible For:** Gas, Hydro, Internet.
- **Included Appliances/Items:** Fridge, Stove, Microwave, Hood Fan, Dishwasher, Washer, Dryer, Hot Water Tank, Garage Door Opener.
- **Utilities & Services:** Water & sewer included. Snow removal services are provided for snowfalls in excess of 5 cm. For snowfalls less than 5 cm, the Tenant is responsible for snow removal to ensure safe access.
- **Yard Maintenance:** Backyard is low maintenance; however, Tenant is required to remove fallen leaves from the deck surface in the fall prior to winter to prevent accumulation and decomposition.



NANCY BENSON

REAL ESTATE ADVISOR

613-747-4747

NANCY@NANCYBENSON.COM

NANCYBENSON.COM



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@BENSONNANCY

