

376A WILMONT AVENUE

WESTBORO



BUY | UNIQUE HOMES | SELL
NANCYBENSON.COM

ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
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MAIN LEVEL

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| • ENTRANCE | | • Ceramic tile floor, hardwood stairs |
| • LIVING ROOM | • 13'7" x 13'4" | • Hardwood floor, pot lights, door to front deck |
| • HALLWAY | | • Hardwood floor, double clothes closet |
| • POWDER ROOM | • 4'10" x 5'8" | • Ceramic tile floor, vanity (vessel sink), pot lights, wall mirror |
| • KITCHEN | • 13'11" x 13'4" | • white kitchen cabinet, glass tile backsplash, stainless steel appliances, pantry, microwave, dishwasher, gas stove, large under-mounted sink, pot drawers, kitchen island, pendant lights over island |
| • DINING ROOM | • 14'1" x 13'4" | • Hardwood floor, gas fireplace with a mantle shelf (upper & lower), patio door to deck with gas BBQ, pot lights & stairs to back yard |

SECOND LEVEL

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| • PRIMARY BEDROOM | • 12'11" x 11'2" | • Hardwood floor, 2x double clothes closets, overhead ceiling fan with integrated light, pot lights, door to upper balcony |
| • ENSUITE BATH 4 PIECE | • 13'0" x 6'2" | • Ceramic tile floor, double sinks, double glass shower, linen cabinet, pot lights, skylight, wall mirror |
| • HALLWAY | | • Hardwood floor, 2x skylights, linen closet, pot lights |
| • MAIN BATHROOM 4 PIECE | • 7'0" x 4'8" | • Ceramic tile floor, tub/shower, vanity, pot light, exhaust fan, wall mirror |
| • LAUNDRY CLOSET | | • Stacked (full size) washer & dryer |
| • BEDROOM | • 8'11" x 9'10" | • Hardwood floor, double clothes closet, overhead light |
| • BEDROOM | • 12'1" x 13'6" | • Hardwood floor, double clothes closet, overhead light |

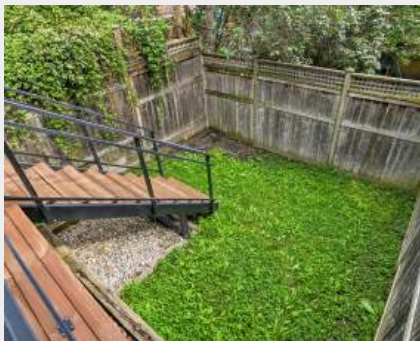
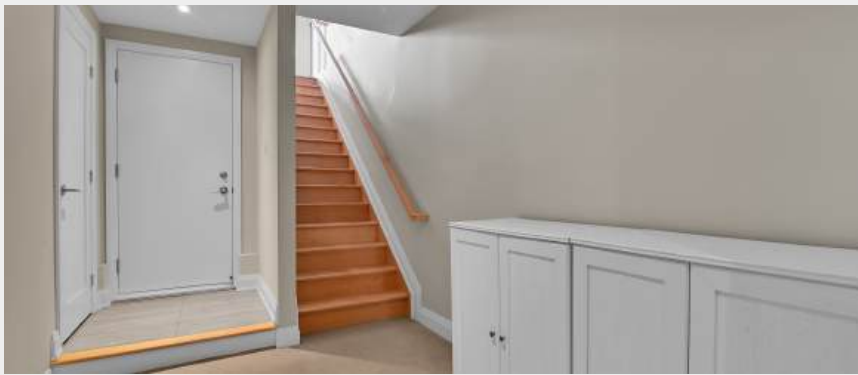
BASEMENT

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| • BEDROOM/ MEDIA ROOM | • 11'10" x 12'8" | • Wall to wall carpet, overhead light, no closet (it is in hallway) |
| • POWDER ROOM | • 4'10" x 6'5" | • Ceramic tile floor, wall hung sink, pot lights, exhaust vent |
| • HALLWAY | | • Wall to wall carpet, pot lights, single clothes closet, double clothes closet |
| • UTILITY ROOM | • 13'2" x 5' | • Furnace, hot water tank |

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| DOOR TO OVERSIZED GARAGE | • 19'7" x 12'7" | • Central vacuum in garage, heated driveway |
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Lease Details

- **Lease Term:** Minimum (1-year lease preferred).
- **Tenant Responsible For:** Gas, Hydro, Water & Sewer, Hot Water Tank Rental, Snow Removal & Landscaping.
- **Appliances/Items:** Fridge, Gas Stove, Microwave, Hood Fan, Dishwasher, Washer, Dryer, Central Vacuum, Garage Door Opener.
- **Estimated Utility Costs (approximate):** Gas: \$92.00/month - Hydro: \$141.00 /month - Water & Sewer: \$70.00/month - Hot Water Tank Rental: \$50.00 /month.
- **Yard and Snow Maintenance:** Tenant is responsible for snow removal and lawn/landscaping maintenance. These services can be arranged by the landlord at an additional cost to the tenant (note driveway is heated).



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