

96 Hilton Avenue

MAIN LEVEL

Foyer	3.40 x 2.74m	11'2" x 9'0"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Double Closet
Living Room	8.84 x 3.35m	29'0" x 11'0"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Gas Fireplace➤ Pot Lights➤ Window Blinds➤ Drapery Panels➤ Combined with Dining Room
Dining Room	8.84 x 3.35m	29'0" x 11'0"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Wainscotting➤ Combined with Living Room
Kitchen	4.45 x 3.35m	14'7" x 11'0"	<ul style="list-style-type: none">➤ Renovated 2012➤ Open Concept➤ Hardwood Floors➤ White Cabinetry➤ Centre Island with Granite Counter➤ Breakfast Bar➤ Walk-Out to Deck
Family Room/ Bedroom	3.86 x 2.79m	12'8" x 9'2"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Pot Light
Powder Room			<ul style="list-style-type: none">➤ 2-Piece

SECOND LEVEL

Master Bedroom	4.47 x 3.61m	14'8" x 11'10"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Walk-In Clothes Closet with Organizers➤ Walk-Out to Deck
Master Ensuite			<ul style="list-style-type: none">➤ 5-Piece Ensuite➤ Skylight➤ Deep soaker Tub➤ Stall Shower
2nd Bedroom	4.52 x 3.20m	14'10" x 10'6"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Closet➤ Window Blinds➤ Furnace in Closet for 2nd and 3rd Floors
3rd Bedroom/ Family Room	3.73 x 2.74m	12'3" x 9'0"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Gas Fireplace➤ Window Blinds
Washroom			<ul style="list-style-type: none">➤ 3-Piece

THIRD LEVEL

4th Bedroom	4.04 x 3.45m	13'3" x 11'4"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Window Blinds➤ Double Closet
5th Bedroom	4.62 x 3.71m	15'2" x 12'2"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Window Blinds➤ Two Closets
Washroom			<ul style="list-style-type: none">➤ 4-Piece➤ Semi-Ensuite

LOWER LEVEL

			<ul style="list-style-type: none">➤ Finished➤ Storage & Utility Rooms
Recreation Room	5.89 x 3.25m	19'4" x 10'8"	<ul style="list-style-type: none">➤ Laminate Floors
Bedroom	4.01 x 3.18m	13'2" x 10'5"	<ul style="list-style-type: none">➤ Laminate Floors➤ Closet
Washroom			<ul style="list-style-type: none">➤ 4-Piece➤ Laundry

ADDITIONAL HIGHLIGHTS

Includes:

- G.E. Profile Stainless Steel Refrigerator
- G.E. Stainless Steel Stove
- LG Stainless Steel Dishwasher
- Crown Exhaust Fan
- Whirlpool Washer and Dryer
- Daikin Air Conditioner in Master Bedroom
- Electric Light Fixtures
- Window Coverings
- Circuit Breakers (2011)
- Two Forced Air Gas Furnaces
- Two Central Air Conditioning Units
- CVAC Hookup (Not Installed)
- Wired for Alarm System
- Satellite Dish plus Equipment
- Perennial Garden
- Tuck Pointing (2015)
- Hot Water Tank (Rental)

Exclusions:

- Dining Room Fixture
- Foyer Fixture

Improvements:

- Water Pipe to City Street
- New Water Main Connection
- Tuck Pointing 2015
- Front Stone Stairs 2015
- Second Floor Wood Deck 2015
- Kitchen Renovated 2012
- Deck 2012
- Basement Finished 2011
- Circuit Breakers 2011

Legal Description:

- Plan D1325, Part Lot 36
- 24.83' x 124.50'

Parking:

- Front Pad Permit Parking

Taxes:

- \$7,361.31 Per Annum (2016)

Possession:

- 90 Days, To Be Arranged

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.