

Welcome To  
**65 Bartlett Avenue**

## Main Floor

Living Room	10'5" 10' 3.20 x 3.05m	■ Fireplace (as is) ■ Hardwood Floors
Kitchen	12' x 10' 3.66 x 3.05m	■ Eat-In ■ Tile Floors ■ Walk-Out to Sunroom
Bedroom	10'x 8'10" 3.05 x 2.74m	■ Hardwood Floor
Bathroom		■ 4-Piece

## Second Floor

Kitchen	11'5" x 10' 3.50 x 3.05m	■ Eat-In ■ Tile Floor
Bedroom	10' x 10' 3.05 x 3.05m	■ Hardwood Floor
Bedroom	12'10" x 12'10" 3.96 x 3.96m	■ Wall to Wall Closets ■ Hardwood Floors ■ Bay Window
Bathroom		■ 4-Piece
Laundry		■ Walk-Out to Sun Deck

## Third Floor

Bedroom	14' x 8'10" 4.27 x 2.74	■ Closet ■ Broadloom
Bedroom	10' x 10' 3.05 x 3.05m	■ Closet Broadloom

**Basement** - Currently tenanted w/3pc bathroom - Sellers and Listing Agent Do  
Not Warrant Retrofit Status

## Additional Information

### Inclusions

#### Main Floor:

- Frigidaire Refrigerator
- Frigidaire Gas Stove

#### 2nd Floor:

- Amana Refrigerator
- Frigidaire Gas Stove
- Whirlpool Washer & Dryer
- Window Coverings
- Electric Light Fixtures
- Broadloom Where Laid

### Exclusions

- Items Belonging to the Tenant
- Alarm Monitoring Approx. \$24/Mo (A.D.T.-No Contract)

### Lot Size

- 19.5 x 130 Feet

### Legal Description

- Plan 622 Blk E Pt Lot 20

### Property Taxes

- \$4,991.98 per annum (2020)

### Parking/Drive

- Double Detached Garage Via Laneway
- 2 Car Parking

### Heating /Cooling

- Forced Air Gas Heating
- Central Air Conditioning
- Hot Water Tank (Rental)

### Possession

- July 28, 2021 or To Be Arranged

### For More Information:



Prospective tenants 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