

# 120 FAIRLOP WAY

## Recent Upgrades:

- High Efficiency Gas Furnace 2015
- Central Air Conditioner 2015
- Roof 2019: GAF Timberline lifetime architectural shingles, gold pledge extended warranty through remember me roofing, upgraded ridge vents, upgraded triple thick ridge cap
- High Grade Laminate Flooring – Scratch and Dent Resistant Main Floor and Master Bedroom 2013
- Basement Bathroom Remodeled w/the addition of a large shower 2018
- Backyard Patio 2015
- Sandbox 2020
- Play structure in Basement 2019
- Front Door Keypad Lock 2021
- Backyard Shed 10' x 10' with electricity
- Main Floor and Second Floor Professionally Painted 2021



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ROYAL LEPAGE  
**Team Realty**  
Independently Owned and Operated. Brokerage

office: 613 692-2555

CELL: 613 725-6462

NinaTachuk@royallepage.ca

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- Landscaping 2021
- Stainless Steel Fridge, Stove, Hood Fan 2019
- Microwave 2020
- Dishwasher 2021
- Central Vac and Accessories 2015

## **Inclusions:**

Fridge, Stove, Hood Fan, Dishwasher, Microwave, Washer, Dryer, All Light Fixtures, All Window Treatments, Auto Garage Door Opener & Remotes, Key Pad on Front Door and Garage Door, Humidifier, Central Alarm System (not monitored), Central Vac with Accessories, Child's Play Structure in Basement, Sand Box, Garden Shed

## **Exclusions:**

Fridge and Freezer in Basement, Google Nest Door Bell (regular door bell will be installed by Seller prior to closing).



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## Approx. Utilities: (Family of 4)

Water and Sewage: \$192.83 every 2 months

Hydro Ottawa: \$131.76 per month

Enbridge Gas: \$100 per month

Enbridge Water Heater – July 15, 2010 , \$35.92 per month

## Property Taxes:

\$5,040.60 for 2021

Preferred Closing Date: Mid to End of August, 2021/  
FLEXIBLE



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