



For Rent

1307 Thames St - Unit B

 **Carlington**

 **2**

 **1**

 **0**

BRAND NEW & CENTRALLY LOCATED – be the first to live in freshly built custom home! Carefully designed with modern style & bright natural light shines through large windows, unit features a neutral palate, accents of crisp whites, beautiful wood-finish laminate flooring throughout (NO CARPET), smooth ceilings, recessed lighting, quality finishes & smart technology. Open concept layout with effortless flow, offers living & dining areas & lovely kitchen boasting great storage space in luxe hi-gloss cabinetry, granite countertops & stainless steel appliances. Boasting 2 bedrooms, each with French door closets, & full bath with elongated vanity, granite counters & large stand-up shower.

Unit offers in-unit laundry. Landlord may extend driveway for potential future parking. Located on quiet dead-end street near schools, shopping, restaurants, bike & walking paths. Great access to 417 & popular areas - Westboro, Wellington, Dows Lake, Experimental Farm.



Tenant is Responsible for Maintenance of:

- Exterior snow removal
- Exterior lawn care
- Changing furnace filters seasonally
- Draining & turning off the water line to backyard
- Changing light bulbs
- Keeping interior of home clean & tidy state
- Removing garbage & recycling from home
- Letting Landlord know of any leaks, broken appliances, fire alarms that require maintenance
- Maintaining Tenant insurance on property for term of lease and any extension thereof
- Properly turning on and turning off central air conditioning unit (refer to instructions)

Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, hoodfan/microwave combo
- Washer & dryer, all light fixtures, window curtains, bathroom mirrors

Utility Costs - paid by Tenant

- Electricity fee
- Natural gas fee
- Water/Sewer fee
- Internet/cable fee

Monthly rent. To be paid to Landlord the 1st of each month prior to 5 p.m.



**Are you ready
to make this
house a *home*?**

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Manotick
613 • 692 • 3567
1096 Bridge Street
Manotick, ON, K4M 1J2



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

