



For Sale

1307 Thames St – Unit A

📍 Carlington

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BRAND NEW & CENTRALLY LOCATED – be the first to live in a freshly built custom home! Modern style & flooded with natural light through abundant huge windows, unit features neutral palate, beautiful hardwood flooring throughout (NO CARPET), smooth ceilings, recessed lighting, quality finishes & smart technology. Open concept layout has effortless flow & offers living & dining areas & gorgeous kitchen boasting ample storage in luxe hi-gloss cabinetry, granite countertops, upgraded stainless steel appliances & island with overhang seating.

Second floor hosts 3 bedrooms & 2 full bathrooms including luxury primary retreat with walk-in closet & serene ensuite with double vanity, freestanding tub and oversized glass walk in shower, + BONUS second floor laundry! Walkout access to fenced backyard. Single car garage + driveway provides parking for 2.

Located on quiet dead-end street near schools, shopping, restaurants, bike & walking paths. Easy access to 417 & commute through city.



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
- Washer & dryer, all light fixtures, window curtains, bathroom mirrors, auto garage door opener & remote

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

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