



For Sale

1307 Thames St - Unit B

 **Carlington**

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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

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