




*For Rent*

# 496 Coldwater Cres

 **Monahan Landing**

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Move in ready executive townhome! Versatile property is a great family home. Set upon a quiet street in desirable Monahan Landing, steps from scenic pond, raised covered entry welcomes into deceptively spacious home offering 3 levels of living. Grand foyer with 2 storey ceilings & glass chandelier leads up to main living quarters featuring tasteful design, tall 9ft ceilings, recessed lighting, seamless hardwood flooring throughout & large windows letting in tons of natural light. Huge great room anchored by warm natural gas fireplace sits quietly at the back of home, with impressive open concept kitchen & dining at front, boasting granite counters, raised breakfast bar, plus ample storage in modern shaker style cabinetry & pantry. Beautiful primary retreat, sized for king bed, hosts walk-in-closet & spa-like ensuite bath. Two additional bedrooms & full bath on top level. Finished ground level fit with new vinyl flooring offers bonus second living area & walk out access to fully fenced backyard with great sized deck, gazebo & raised garden boxes.



### **Tenant is Responsible for Maintenance of:**

- Keeping interior of home clean & in tidy state
- Removing garbage & recycling from home
- Exterior lawn care
- Changing furnace filters seasonally
- Changing light bulbs
- Properly turning on and turning off central air conditioning unit (refer to instructions)
- 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

### **Utility Costs - paid by tenant**

- Electricity fee
- Natural gas fee
- Water/Sewer fee
- Hot water Tank rental fee
- Internet/cable fee

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

### **Inclusions**

- Kitchen appliances: refrigerator (2014), stove (2015), dishwasher (2014), microwave/hoodfan
- Washer (2021) & dryer (2014), light fixtures, window blinds, curtains in living room, bathroom mirrors, automatic garage door opener & remote, central built-in vacuum, external natural gas hookup, gazebo, garden boxes

### **Exclusions**

- All window curtains, Powder bathroom mirror, Wall mirror in living room





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

## **Natalie McGuire**

Sales Representative

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