

## For Rent

# 496 Coldwater Cres

Monahan Landing

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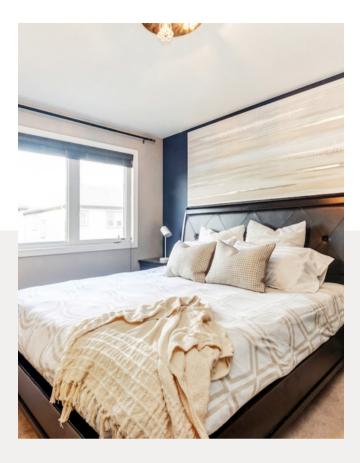
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Move in ready executive townhome! Versatile property is a great family home. Set upon a quiet street in desirable Monahan Landing, steps from scenic pond, raised covered entry welcomes into deceivingly spacious home offering 3 levels of living. Grand fover 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 lettings in tons of natural light. Huge great room anchored by warm natural gas fireplace sits guietly 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

#### **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

#### <u>Utility Costs - paid by tenant</u>

- 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  $5\ \mathrm{p.m.}$ 

#### **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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