

CHARLTON

A D V A N T A G E

Features & Property Information for 31 Scott Boulevard

- Built in 2008 by Heathwood Homes (Windsong Model)
- Completely carpet-free
- Wet bar with granite countertops in basement (2019)
- Feature stone gas fireplace
- Feature stone wall in dining room
- California shutters throughout
- Vaulted ceilings on the main and second floors
- Full finished basement with a wet bar (granite countertops) and a versatile room for an office, home gym, etc.
- Eat-in kitchen with convenient walk-out access to the backyard
- Granite counters
- Stainless steel appliances
- Breakfast bar
- Heat recovery ventilator
- All window glass replaced in 2024
- Fully landscaped front and back yards with lighting and stamped concrete (re-sealed 2024)
- Built-in humidifier (attached to furnace)

Inclusions

- Stainless steel appliances
- Washer & dryer
- All electric light fixtures (except airplane light in 2nd bedroom)
- All window coverings
- Alarm system (rented through Rogers)
- TV bracket in backyard
- Wall-mounted Miku baby monitors in 2nd & 3rd bedrooms

Exclusions

- Basement sound system / speakers
- TVs
- Basement fridge & freezer
- Airplane light in 2nd bedroom

Air conditioner - Owned (2020)

Furnace - Owned (2021)

Hot water tank - Rented (Reliance)