

# 112 Kings Crescent Ajax, Ontario



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# 112 Kings Crescent, Ajax

## Features

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### Lot

- ~ 50' x 125' (as per MPAC)
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### Exterior

- ~ Fully Detached Home Backing onto Park
  - ~ Vinyl Siding (2014)
  - ~ Roof Shingles (2014) with 25 Year Warranty
  - ~ Double Pane Vinyl Windows (2014) with Lifetime Warranty
  - ~ Fully Fenced Backyard with Large 16' x 10' Deck & Gazebo
  - ~ Koi Pond with Waterfall (Pump included)
  - ~ Two (2) Garden Storage Sheds
  - ~ Driveway Repaved (2015) with parking for 3 vehicles
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### Entrance Foyer

- ~ 5'6" x 5'3"
- ~ Ceramic Floors (2014)
- ~ Double Closet (2014)
- ~ Wall Sconce Lighting (2014)
- ~ 5 3/4" Baseboards (2014)
- ~ Crown Moulding (2014)

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## Living Room

- ~ 15'10" x 11'7"
- ~ Gas Fireplace (2014)
- ~ Laminate Flooring (2014)
- ~ Ceiling Fan / Light Fixture (2014)
- ~ 5 ¾" Baseboards (2014)
- ~ Crown Moulding (2014)

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## Kitchen

- ~ 11'7" x 9'2"
- ~ Granite Countertops (2014)
- ~ Undermount Blanco 'Silganit' Double Sink (2014)
- ~ Custom Tile Backsplash (2014)
- ~ Cabinetry with 'Soft Close' and Undermount Lighting (2014)
- ~ Pendant Lighting over Peninsula (2014)
- ~ Laminate Floors (2014)
- ~ Electrolux Stainless Steel French Door Refrigerator (2014)
- ~ Electrolux Stainless Steel Slide in Range (2014)
- ~ Electrolux Stainless Steel Over-The-Range Microwave with Exhaust (2014)
- ~ Bosch Stainless Steel Built-in Dishwasher (2014)

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## Dining Area

- ~ 13'3" x 9'6"
- ~ 6ft Sliding Glass Door (2014) with Walk-out To Deck
- ~ 5 ¾" Baseboards (2014)
- ~ Crown Moulding (2014)
- ~ Laminate Flooring (2014)

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## Main Floor Laundry Room

- ~ 7'7" x 5'1"
  - ~ Samsung Front Load Washer (2014)
  - ~ Samsung Front Load Dryer (2014)
  - ~ Laundry Sink with Built-in Upper Cabinet (2014)
  - ~ Tile Floors (2014)
  - ~ 5 ¾" Baseboards (2014)
  - ~ Crown Moulding (2014)
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## Bathroom

- ~ 11'11" x 7'7"
  - ~ Ceramic Flooring (2014)
  - ~ Vanity with Granite Countertop and Undermount Sink (2014)
  - ~ Separate Make-up Counter Area (2014)
  - ~ Sconce Lighting (2014)
  - ~ Pot Lighting (2014)
  - ~ Glass Shower Door (2014)
  - ~ Two (2) Storage / Linen Closets (2014)
  - ~ 5 ¾" Baseboards (2014)
  - ~ Crown Moulding (2014)
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## 1<sup>st</sup> Bedroom

- ~ 12'2" x 11'0"
- ~ Laminate Flooring (2014)
- ~ Closet with Built-in Organizers (2014)
- ~ Ceiling Fan / Light Fixture (2014)
- ~ 5 ¾" Baseboards (2014)
- ~ Crown Moulding (2014)

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## 2<sup>nd</sup> Bedroom

- ~ 15'2" x 9'2"
  - ~ Laminate Flooring (2014)
  - ~ Closet with Built-in Organizers (2014)
  - ~ Ceiling Fan / Light Fixture (2014)
  - ~ 5 ¾" Baseboards (2014)
  - ~ Crown Moulding (2014)
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## Recreation Room

- ~ 22'7" x 14'9" (Irregular)
  - ~ Laminate Floors (2014)
  - ~ Pot Lighting (2014)
  - ~ 5 ¾" Baseboards (2014)
  - ~ Crown Moulding (2014)
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## Workshop / Utility Room

- ~ 22'9" x 14'9" (Irregular)
  - ~ Work / Tool Bench with Tool Storage Chest
  - ~ Drywalled
  - ~ Cement Floor
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## Additional Information

- ~ Hi-efficiency Bryant Gas Furnace (2014)
- ~ Central Air Conditioning Unit (2014)
- ~ Hot Water Tank ~ Owned (2014)
- ~ Hardwired Smoke Detectors and Carbon Monoxide Detectors with battery backup
- ~ Property Taxes \$3,792.70 for 2017

\*The information provided is deemed reliable but not guaranteed. Please note that all measurements provided are approximate. All information provided to be verified by Buyer/Agent

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## Inclusions

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- ~ Stainless Steel Electrolux French Door Refrigerator (2014)
- ~ Stainless Steel Electrolux Slide in Range (2014)
- ~ Stainless Steel Electrolux Over-the-Range Microwave with Fan (2014)
- ~ Stainless Steel Bosch Dishwasher (2014)
- ~ Front Load Samsung Washer with Pedestal (2014)
- ~ Front Load Samsung Dryer with Pedestal (2014)
- ~ All Existing Window Blinds (2014)
- ~ All Existing Light Fixtures (2014)
- ~ Three (3) Ceiling Fans/Lights (2014)
- ~ Central Air Conditioning Unit (2014)
- ~ Forced Air Gas Furnace (2014)
- ~ Bedroom Closet Built-in Organizers (2014)
- ~ Two (2) Garden Sheds
- ~ Deck Gazebo
- ~ Koi Pond Pump
- ~ Hot Water Tank – Owned (2014)

## Exclusions

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- ~ All Existing Curtains, Drapery, Rods and Hardware
- ~ Living Room Wall Mount T.V. Screen and Mounting Brackets
- ~ Backyard Playset
- ~ Basement Freezer