

Welcome To

167 Humewood Drive

Main Level - handsome staircase leads to upper level

Foyer	13'6" x 3'7"	4.11 x 1.09m	<ul style="list-style-type: none"> ◦ Hardwood Floors
Living Room	10'9" x 10'7"	3.28 x 3.23m	<ul style="list-style-type: none"> ◦ Formal ◦ Hardwood Floors ◦ Pot Lights ◦ Picture Window ◦ Overlooks the Front Yard
Dining Room	12'8" x 9'4"	3.86 x 2.84m	<ul style="list-style-type: none"> ◦ Separate ◦ Hardwood Floors ◦ Picture Window
Kitchen	11'5" x 11'4"	3.48 x 3.45m	<ul style="list-style-type: none"> ◦ Quartz Counter-Tops ◦ White Cabinetry ◦ Glass Tile Backsplash ◦ Window ◦ Hardwood Floors
Powder Room			<ul style="list-style-type: none"> ◦ 2-Piece

Second Level

Primary Bedroom	13'5" x 12'5"	4.09 x 3.78m	<ul style="list-style-type: none"> ◦ Closet + Ikea Pax Wardrobe ◦ Hardwood Floors ◦ Window
2 nd Bedroom	14' x 9'7"	4.27 x 2.92m	<ul style="list-style-type: none"> ◦ Closet ◦ Hardwood Floors ◦ Window
Washroom			<ul style="list-style-type: none"> ◦ 4-Piece
3 rd Bedroom	12' x 9'7"	3.66 x 2.92m	<ul style="list-style-type: none"> ◦ Closet ◦ Hardwood Floors ◦ Window

Lower Level - back door entry / exit

Recreation Room	26'6" x 18'9"	8.03 x 5.71m	<ul style="list-style-type: none"> ◦ Tile Floor ◦ Combined with Kitchen Area
Cold Room	14'9" x 7'	4.50 x 2.13m	
Powder Room			◦ 3-piece

Additional Information

Inclusions	<ul style="list-style-type: none"> ◦ Haier Refrigerator ◦ GE S/S Stove ◦ Bosch Dishwasher ◦ Broan Exhaust ◦ GE Washer ◦ GE Dryer ◦ Window Coverings ◦ Electric Light Fixtures ◦ Ikea Pax Wardrobe in Primary Bedroom ◦ LG Refrigerator in Basement ◦ Amana Stove in Basement ◦ Wood Stove in Basement ◦ TV Brackets ◦ Garden Shed
Exclusion	◦ Samsung TV
Lot Size	◦ 19.45 x 122 Feet
Legal Description	◦ PLAN M316 PT LOT 81
Property Tax	◦ \$5,965.51 per annum (2024)
Drive/Parking	◦ Legal Front Pad Parking - \$342.75 per annum (2024)
Heating/Cooling	<ul style="list-style-type: none"> ◦ Forced Air Gas Heating ◦ Central Air Conditioning ◦ Hot Water Tank (rental)
Possession	◦ 60 Days or To Be Arranged