

# Univest Leasing Inc.

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**Price — \$495,000**

1413 JV Parkway, Severn, Ontario L3V 0V4 - Lot 426

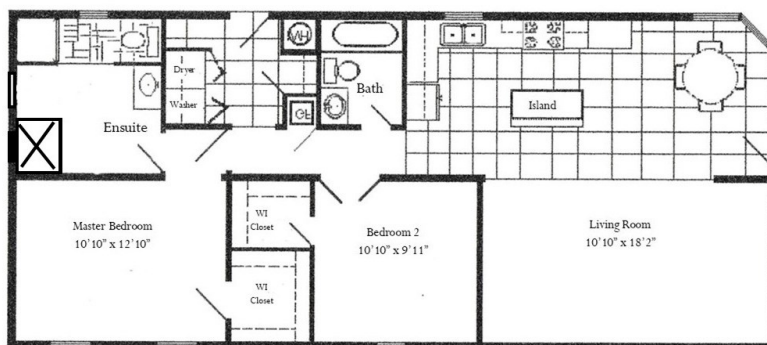
Titan Senator — 24' x 48'

Land is Leased—Compass—Current Monthly Rent \$589.58 inc. prop tax

|                     |           |                 |
|---------------------|-----------|-----------------|
| Modular Home        | Bedrooms  | 2               |
| Bungalow            | Washrooms | 2 full          |
| Skirted/Crawl Space | Garage    | Double Extended |

| Interior       |                                  | Exterior            |                               | Inclusions        |                          |
|----------------|----------------------------------|---------------------|-------------------------------|-------------------|--------------------------|
| Heat           | Forced Air/Gas<br>3 years old    | Vinyl Siding        | Awning on porch               | Refrigerator      | Samsung 2016             |
|                | Morrison<br>Climate Control      | Drive               | 2 parking spots               | Stove/Oven        | GE Electric 2017         |
| Water Heater   | 2019 Electric<br>178 lt capacity | Wrap around Porch   | 8' x 44'<br>7' x 12'          | Dishwasher        | Bosch 2024               |
|                |                                  |                     |                               | Microwave         | Magic Chef 2024          |
| Water Supply   | Compass/Wells<br>Artesian Fed    | Approx Sq Ft        | 1,152                         | Washer<br>Dryer   | GE 2024 164 kWa<br>GE    |
| Bedroom—Master | Walk in Closet<br>Ensuite Full   | Garage—detached     | Double<br>Extended            | Other             | Talk to Diane            |
| Bedroom—2nd    | Walk in Closet                   | GFI electrical plug | Over panel side of<br>house   | Window Treatments | All rooms                |
| Bath—2nd       | Full                             | Sky Lights          | 2 in kitchen<br>1 in 2nd bath | Warranties        | In Good Working<br>Order |

**Exclusions - Wall Unit in Living Room**



**Contact: Diane Osborne**  
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