

# FEATURES & UPGRADES



138 MANORHILL PVT



GUILDWOOD ESTATES  
URBANDALE ACRES



**MARLAND TEAM** | ROB MARLAND - BROKER OF RECORD



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**2023 Property Tax Amount:** \$6,712.75

**Approximate Monthly Utility Amounts:** Enbridge: \$115/M | Hydro: \$117/M | Water & Sewer: \$57/M

**Association fee:** \$2,700 per year.

Fee Includes: Snow Clearing of common laneways, driveways and front doorway of individual properties // Landscaping & Maintenance and repairs of common property // Reserve fund allocation.

**INCLUSIONS:**

Dishwasher | Washer | Dryer | Refrigerator | Stove | Hood Fan | Hot Water Tank (2021) | Nest Thermostat | Built-In Wine Fridge

**EXCLUSIONS:**

Security Cameras and base stations | Nest CO2 detector on top floor | Alarm Panel at Front Door | Motion Sensors in living room and front entry | 2 Smoke detectors - 1 on top floor and 1 in basement that are connected to security system | Wine Fridge in Basement | Stand alone Freezer

**MECHANICAL:**

Furance: 2016 | A/C: 2018 | Hot Water Tank: 2021



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### UPGRADES/RENOVATIONS

#### **Exterior:**

**2023:** Outdoor interlock landing & steps re-done

**2022:** Installation & repair of eavestroughs with gutter guards

**2019:** Roof Re-Shingled

**2013:** Driveway interlock and landscaping done

#### **Kitchen Reno:**

**2021:** New Samsung dual gas range

**2017:** New wood cabinets | Dekton countertops installed | New ceramic flooring |  
Bosch Speed Oven/Microwave | Dishwasher | Cavavin 20 bottle cellar

#### **Powder Room Reno:**

**2020:** New Toilet & Sink | New Countertops & Cabinets

#### **Secondary Bedroom Ensuite Reno:**

**2020:** New Sink | New Countertops & Cabinets

#### **Primary Bedroom Ensuite Reno:**

**2017:** New Jacuzzi Bath | New no-step in shower | New sink & Toilet | Heated floor & Towel  
Rack

