

# FEATURES & UPGRADES



123 PAMILLA ST



LITTLE ITALY



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

# 123 PAMILLA ST

## LITTLE ITALY

# FEATURES & UPGRADES

APPROX UTILITIES: HYDRO: \$245/M | ENBRIDGE: \$350/M | WATER/SEWER: \$120/M | INSURANCE: \$135.75/M

## UPGRADES/RENOVATIONS:

### UNIT BREAKDOWN:

- Unit 1: 1 Bed, 1 Bath
- Unit 2: Bachelor, 1 Bath
- Unit 3: 2 Bed, 1 Bath
- Unit 4: 1 Bed, 1.5 Baths

### CURRENT RENTS:

#### Unit 1: \$1,759/M

- All Inclusive
- Includes 1 parking spot
- Lease commencement  
March 1st, 2023
- 1 year lease

#### Unit 2: \$1,800/M

- Month to month lease
- Market rent estimated at \$1,635

#### Unit 3: Feb Rental Revenue: \$4,624.95

- Advertised on AirBnB
- Includes 1 parking spot
- Market rent estimated at  
\$2,200/M

#### Unit 4: \$1,719/M

- Includes 1 parking spot
- Month to Month

### BUILDING INFO:

- 1 furnace
- 1 gas metre
- 2 hot water tanks (owned)
- 3 electrical panels at property  
(2 in basement, 1 in unit 3)
- 3 Hydro Meters
- Shared washer and dryer  
\* coin operated  
\* approx \$125-\$155/M

### EXTERIOR IMPROVEMENTS:

- Painted
- Repairs to stucco as needed
- Repairs to soffit and eavestrough as  
needed
- Keypads installed
- Designated garbage area created

### LOBBY IMPROVEMENTS:

- Painted
- New flooring and runners in lobby  
and stairs
- New lighting
- New unit doors
- New water meter installed  
(through city)

### Unit 1 Improvements:

- New flooring in kitchen
- New floor in bathroom
- New grout and caulking
- Painted

### Unit 2 Improvements

- New flooring in kitchen
- New flooring in bathroom
- Refinished grout and caulking
- Refinished kitchen cabinets
- New furnishings
- Painted

### Unit 3 Improvements

- Converted from 1 bedroom  
to 2 bedroom
- New light fixtures
- Exposed beams
- Completely new bathroom
- New flooring in kitchen
- Electric baseboard heat installed
- Painted

### Unit 4 Improvements

- New flooring in kitchen
- New flooring in both full  
and half bath
- Refinished grout and caulking
- New light fixtures
- Painted
- New bathroom hardware

613.238.2801 | [robmarland.com](http://robmarland.com)

THE INFORMATION IN THIS DOCUMENT IS BELIEVED  
TO BE ACCURATE BUT IS NOT WARRANTED

