

FEATURES & UPGRADES



346 PLEASANT PARK



ALTA VISTA | FAIRCREST
HEIGHTS



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

346 PLEASANT PARK

ALTA VISTA | FAIRCREST HEIGHTS

2023 Property Tax Amount: \$6405.10

2023 Approximate Monthly Utilities: ~ Hydro: \$200/M ~ Enbridge: \$180/M ~ Water/Sewer: \$175 Every 2nd Month

PROPERTY INFO:

INFO:

- Furnace: 2010
- A/C: 2018
- Roof: North side re-shingled: 2023

UPGRADES:

2020

- Stipple removed from ceiling
- Kitchen & Living Room painted
- Gym with large closet added

2021

- Upper level floors refinished
- Painted walls and ceilings
- Renovated bathroom
 - Tub
 - Sink
 - Vanity
 - Heated Floor
- Added greenhouse
- New gas line to pool heater, new filter, new salt cell
- New carpet on stairs going to upper level

2023

- Guest Bathroom Updated:
 - Toilet
 - Re-coated Shower Pan
 - New Vanity
- Kitchen cupboards painted and new hardware installed

EXCLUSIONS:

- TV's & Wall Mounts



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INCLUSIONS:

INTERIOR INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove
- Hot Water Tank
- Four Kitchen Stools
- All Attached Closet Systems
- Attached Garage Shelving
- Workbench in Shed Area
- Built In Desk
- Cupboards and Shelving in Office

NEGOTIABLE HOT TUB INCLUSIONS:

- hot tub
- hot tub cover
- remaining chemicals

POOL INCLUSIONS:

- Solar cover (summer)
- Solar cover roller
- Winter safety cover and installation tool
- 2 extendable pool rods
- attachments (skimmers, brushes, vacuum attachment)
- vacuum hose and any extra hoses
- salt generation panel
- salt cell
- pool filter
- pool heater furnace
- all winterizing materials
- all remaining pool chemicals

GREENHOUSE INCLUSIONS:

- vine growing kit
- shade kit
- irrigation kit
- spare installation materials and tools

