

FEATURES & UPGRADES



401-130 QUEEN ELIZABETH DR



GOLDEN TRIANGLE



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

401-130 QUEEN ELIZABETH DR.

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2024 Property Tax Amount: \$8781.27

Estimated Hydro Costs: Avg \$70/mo in summer and \$200/mo in winter

Condo Fee: \$1020.00

Fee Includes: Building Insurance | Management Fee | Maintenance of Common Elements
| Water | Waste Removal | Snow Removal

Storage Locker: Level P, locker #2

Parking Lot: Level P, parking spot #19

PROPERTY INFO:

2025

- windows in the living room, kitchen and bedrooms were replaced
- replaced the AC and adding a heat pump and additional heat strips
 - A heat pump is an energy-efficient system that heats your home by pulling heat from the outside air—even in cold weather. But when it gets very cold (like below -10°C), there's not enough heat in the air for the heat pump to work efficiently on its own.
 - That's where heat strips (also called electric resistance heaters) come in.
 - These heat strips are like backup heaters—think of them as giant versions of the heating element in a toaster. They're built into the air handler (the indoor part of your system) and turn on automatically when:
 - The temperature outside is too cold for the heat pump to keep up, or you suddenly raise the thermostat a lot and the heat pump needs help warming things up quickly.
 - Together, the heat pump does the main heating most of the time, and the heat strips kick in only when extra help is needed. This setup is still more efficient and cost-effective than relying on baseboard heaters alone.



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2024

- Window treatments for the glass doors between the living room & second bedroom by Blind all

2021-22

- Took down the wall between the kitchen and living room and added a bar
- Added pot lights in the living rooms
- Living room and hallway painted
- Waterfall countertop added to the peninsula
- Electronic remote control window covering was installed for the feature half moon window in the living room.

Note: Exterior bricks have all been repointed over the past few years and the balcony railing have all been replaced as well as exterior balcony lighting for both balconies. Painting in the hallways of the entire building was just completed a couple of months ago.