

FEATURES & UPGRADES



118-MANORHILL PVT



GUILDWOOD ESTATES
URBANDALE ACRES



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

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2025 Property Tax Amount: \$6,885.93

Estimated Monthly Utilities Costs (Hydro, Water/Sewer, Enbridge): \$240

Association Fee: \$208.00/mo

Fee Includes: Snow Removal, Landscaping & Common Area Maintenance, and Reserve Fund Allocation

Rental Equipment: None

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Hot Water Tank, 4 Planters in the backyard

Exclusions: Outside gas fire pit, Front garden Inuksuk (stone figure), Basement TV, wall mount and related equipment, Artificial hanging flower arrangement on side fence.

PROPERTY INFO:

2016 - Primary bathroom renovation - Installed shower with glass door and walls, soaker bathtub, quartz countertop, tile on floor and walls, heated bathroom floor, rear wall of shower reinforced so shower seat can be installed

2016 - Primary bedroom - Installed Ikea built-in bedroom closets, new carpet

2017 - Laundry room renovation - Installed built-in cabinets and quartz countertop, new stackable washer/dryer

2017 - Powder room - Installed quartz counter-top

2018 - Installed Hunter-Douglas blinds in living room



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2019 - New Frigidaire refrigerator and Bosch dishwasher

2021 - Installed composite deck

2021 - Kitchen renovation - Installed quartz countertop, new sink and faucet, painted cabinets

2021 - Living room renovation - Fireplace mantle was lowered and marble tiles were installed around the fireplace

2021 - All wood floors sanded and re-finished.

