

FEATURES & UPGRADES



1097 NORTH RIVER RD



OVERBROOK



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

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2025 Property Tax Amount: \$6,059.47

Inclusions: Dishwasher, Washer, Dryer, Refrigerator, Stove, Basement Family Room Shelving

Exclusions: Wall Mounted TV

Rental Items: Hot Water Tank - Reliance at \$46.07/mo

Approx Monthly Utility Amounts: Hydro ~ \$125.36; Water ~ \$66.87; Gas ~ \$ 104.79

PROPERTY INFO:

- 2017: Renovated Main Floor Room
 - Removed Wall
 - New Flooring
 - New Windows
 - Electric Fireplace
 - Enlarged Entrance & Added Pocket Door
 - Installed Hunter Douglas Blinds
- 2019: Roof Re-shingled
- 2021: New Cedar Deck & Gate in Backyard
- 2025: Furnace
- 2025: A/C
- 2025: Rental Hot Water Tank

