

# FEATURES & UPGRADES



31 AYLEN AVE



CARLINGWOOD /  
WOODROFFE



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

# 31 AYLEN AVE

## CARLINGWOOD / WOODROFFE

# FEATURES & UPGRADES

### 2025 Property Tax Amount:

House taxes 2025: \$9,483.03; 1/3 Lot taxes 2025: \$1,382.53

**Inclusions:** Dishwasher, Washer, Dryer, Refrigerator, Stove, Hot Water Tank

**Approx Monthly Utility Amounts:** Water - \$51.88 | Gas - \$111.66 | Hydro - \$81.08

## PROPERTY INFO:

- Property owners at 29, 31 & 33 purchased the neighbouring lot. 31 Aylens portion of ownership for said lot is being sold with the purchase of 31 Aylen.
  - Lot PIN: 047510201 Roll: 061409490213205
  - Total 2025 Property Taxes for lot: 2025 \$4,741.6
    - 1/3 (31 Aylens responsibility) is \$1,382.53
    - In past years owner of 33 Aylen pays then is reimbursed directly by 29 & 31
- Water is a shared meter between 29, 31 & 33 Aylen.
  - The water bill is delivered to 29 Aylen and is reimbursed by 31 & 33 Aylen
- 3<sup>rd</sup> floor split A/C unit installed in 2025
- Hot water tank purchased in 2021.
- Roof resingled in 2007
- Additional Expenses (31's Share):
  - Winter 2025/2026: \$644
    - Laneway snow removal
  - 2025 Summer/Fall: \$785
    - landscaping, spring and fall cleanup & lawn cutting
  - Sprinkler service: \$160

