

# FEATURES & UPGRADES



226 NORTHWESTERN AVE



TUNNEY'S PASTURE



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

# 226 NORTHWESTERN AVE

## TUNNEY'S PASTURE

# FEATURES & UPGRADES

**2025 Property Tax Amount:** \$12,968.07

**Inclusions:** Dishwasher, Washer, Dryer, Refrigerator, Stove, Control 4 Automation System with Built In Speakers, All Light Fixtures, All Window Coverings, Gazebo and Fire Table, TVs and Mounts, Gas Barbeque, Mounted Bike Racks, Heated driveway in 'as-is' condition.

**Exclusions:** Ceramic smoker

**Rental Items:** HWT - Reliance ~\$55/mo

**Approx Monthly Utility Amounts:** Hydro ~ \$125; Enbridge Gas ~ \$150 winter/\$50 summer; Water/Sewer ~ \$70

## PROPERTY INFO:

- Hydronic heated floors throughout basement
- Electric heated floors in foyer and ensuite bath
- Gas hookup at back deck for BBQ
- Low voltage lighting around stone gas fireplace on main floor
- Low voltage lighting up stairs to second floor
- LED exterior potlights in front and rear
- 95 potlights throughout the house
- Exterior is natural stone in front with belden brick and corrugated metal
- Riverrock on side of house with stepping stones
- Deck at front of house with glass railings and privacy frosted glass between units
- Aluminum deck and railing at rear of house
- Irpinia Kitchens kitchen cabinets
- Steam shower in ensuite bath
- Wide plank engineered hardwood floors
- White oak handrails with glass panels
- Cork flooring in basement
- Nine foot ceilings on main floor
- Eight foot ceilings on second floor and basement

