

1954 LENESTER AVE

GLABAR PARK

FEATURES & UPGRADES

2025 Property Tax Amount: \$13,790.22

Inclusions: Dishwasher, Washer in 'as is' condition, Dryer in 'as is' condition, Refrigerator, Stove, Pool & Related Pool Equipment, Hot Tub and Related Equipment Curtain Rods, Window Coverings, Light Fixtures

Exclusions: Dining Room Light Fixture, Family Room Light Fixture, Hallway to Living Room Light Fixture, All Outdoor Furniture and Decorative Items, Freezer in Basement and Metal Shelving Units, Large Mirror in Primary Bathroom

Approx Monthly Utility Amounts: \$250/M

PROPERTY INFO:

2014:

- New Eavestroughs
- New Windows in Bedrooms
- All lighting upgraded to Low Voltage
- New Shed
- New Garage Door & Front Privacy Fence

2015:

- Garage Floor Redone
- Garage Cupboards Installed

2016:

- California Shutters Installed
- New Hot Water Tank

2017:

- Kitchen Renovation

2018:

- New Pool Pump & Pool Storage Shed

2019:

- New Fence in back & side yard

2020:

- Resurfaced & Tiled Pool
- New Pool Heater
- Front and Back Exterior Lighting Upgraded
- New Windows in Dining Room & Den

2021:

- Roof Resingled
- Garbage Enclosure Created
- Back Path with Stones & Stone Definition of Garden Beds

2022:

- New Fisher Paykal Fridge & Freezer
- Front Steps Redone
- New Garden Beds in Backyard

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THE INFORMATION IN THIS DOCUMENT IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED



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PROPERTY INFO CON'T:

2023:

- New Furnace
- New A/C
- Hardwood Floors Refinished
- Hardwood added in Bedrooms & Stairs
- Upstairs Bathrooms Renovated
- Basement Bathroom Added (previously laundry and prep space)
- Laundry Room Created on Main Level

2025:

- Hot Tub Motor Replaced

2026:

- Heating Cables added to Roof over Living Room
- New Hot Tub Cover

WHEN GAS POOL HEATER WAS REPLACED A GAS LINE WAS CAPPED AND IS ACCESSIBLE VIA THE CEMENT PAD ON THE OPPOSITE SIDE OF THE HOUSE FROM BEDROOMS SHOULD SOMEONE WISH TO INSTALL A GENERATOR

