

FEATURES & UPGRADES



700 BEAUDELAIRE DR



AVALON EAST



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

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AVALON EAST

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2024 Property Tax Amount: \$6063.43/2024

2024 Approximate Monthly Utilities: Hydro ~ \$140/M ; Enbridge ~ \$250/M;
Water ~ \$120/M

PROPERTY INFO:

INCLUSIONS:

- Stove, fridge, dishwasher, hood fan, washer, dryer, surround sound stereo system, window coverings, patio furniture and umbrella

EXCLUSIONS:

- none

UPGRADES:

- 2014 - Custom designed kitchen and stone flooring
- 2014 - completely finished the basement, including in-law/guest suite
- 2014 - installed California shutters - all inclusions
- 2016 - landscaping with garden lighting
- 2017 - new 2nd floor bathroom sliding doors
- 2018 - built in surround sound stereo system with Harmony remote; surround sound ready install wiring in basement
- 2022 - new induction stove
- 2024 - new Bosch silent dishwasher
- Miele lifetime warranty washer and dryer

