

# FEATURES & UPGRADES



1139 GLADSTONE AVE



CENTRETOWN



# 1139 GLADSTONE AVE

## CENTRETOWN

## FEATURES & UPGRADES

**2024 Property Tax Amount:** \$6,230.82

**2024 Approximate Monthly Utilities:** Enbridge \$72; Hydro \$70; Water/Sewer \$107

## PROPERTY INFO:

### INCLUSIONS:

- Stove, Fridge, Dishwasher, Hood fan, Washer, Dryer, Window Coverings, Storage units & shelving in garage

### EXCLUSIONS:

- Microwave, Wall Units on 1st and 2nd floor; All mirrors except medicine cabinet in ensuite; Shelving in the basement

### RENTAL EQUIPMENT:

- None; HWT is owned and purchased in 2022

### UPGRADES:

- 2015 - new 3rd floor patio door; new window in 3rd floor primary bedroom; new window in 3rd floor ensuite
- 2019 - new entry front door; new entry back door; new entry door from garage
- 2020 - new furnace; new A/C
- 2022 - New HWT (owned); new entry door from garage to backyard; new flat roof; new deck on 3rd floor
- 2023 - New roof on main part of house; new eavestrough; 3rd floor painted; 1st floor painted
- 2024 - Furnace and A/C yearly maintenance (Sept 2024); Fireplace maintenance (Oct 2024); 2nd floor painted.

