

FEATURES & UPGRADES



462 CODDS RD



WATERIDGE VILLAGE



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

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2025 Property Tax Amount: \$7,065.69

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Exclusions: Freezer and fridge/wine fridge in basement

Rental Items: Hot Water Tank (\$56.43 monthly).

Approx Monthly Utility Amounts: ~ \$312.14 (Hydro, Enbridge, Water)

PROPERTY INFO:

- Furnace, A/C and Roof are all original from 2019
- 2023: Upper storage system built in garage
- 2024: All large windows were professionally replaced by Pandore Innovations
- 2024: Automated front office window blind installed; includes wireless remote and charger.
- 2025: Changed basement flooring from carpet to vinyl in common space

