

# FEATURES & UPGRADES



1581 DORION AVE



RIVERVIEW PARK



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

# 1581 DORION AVE

## RIVERVIEW PARK

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**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, shed, garage workstation and hanging storage above, garage pegwall, garage horizontal hanging organizer, BBQ, Soundtouch home sound system, backyard planter, buried drip irrigation for planter, TV brackets in living room & basement rec room, Ring security system

**Rental Items:** HWT

## PROPERTY INFO:

### General

- Furnace (2025)
- Central Vac
- Gas hookup for Stove, Dryer, and BBQ line
- Dedicated HRV duct work throughout
- Blown insulation in attic
- Roxall bat insulation throughout all walls with vapour barrier
- 60amp wire for future hot tub in a capped box attached to house in the backyard(wire ran to panel but not connected)
- Water bib in garage and side yard next to AC
- Data cat5e outlets in living room, lower level family room and lower level 4th bedroom
- Surge protection on main level electrical panel
- New electrical and plumbing throughout
- Backflow preventer
- Foundation: excavated and any minor cracks patched, rolled on black waterproofing, torched on soproma waterproofing membrane, 4" rigid insulation foam board wrapped around foundation, weeping tile installed around foundation base



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## PROPERTY INFO:

### Outdoors

- Modern exterior doors
- Hardie Board siding
- "Shadow Stone " exterior stone pillars and chimney
- Glass railings
- Eavestroughs
- Pot lights and soffit receptacle
- 2 9' x8' modern garage doors
- 2 lift master garage door openers with wireless technology
- Pressure treated fence
- PVC deck
- Built in speakers in backyard
- Concrete work outside (including window wells)
- Landscaped yard (done in 2019)

### Main Level

- Solid wood modern doors with modern handles
- Built in speakers
- Pot lights throughout
- Gas fireplace insert
- Glass railing



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## PROPERTY INFO:

### Kitchen

- Quartz countertops
- Maple kitchen cabinets
- Penny round backsplash
- Pot filler

### Flooring

- Dark maple hardwood throughout main level
- 15mm laminate flooring in basement
- Ceramic flooring in all wet areas

### Bathrooms

- Ceramic flooring
- Heated floors in main and lower level bathrooms
- Quartz countertops

### Basement

- Potlights throughout
- All headers in basement have added spray foam insulation
- 4 egress windows

**\*All work done in 2016 by previous owner unless otherwise stated.**

