

FEATURES & UPGRADES



1591 STEPHANIE ANNE DR



GREELY ESTATES



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

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2026 Property Tax Amount: \$4,835

Inclusions: Stove, Refrigerator x 2, Dishwasher, Microwave, Hood Fan, Washer, Dryer, Window Blinds, Central/Built-In Vacuum, Lutron Caseta Home System, In Wall Speakers in Home Theatre, Storage Shed

Exclusions: Dining Room Ceiling Light

Rental Items: Hot Water Tank - Enercare \$46.18/M

Approx Monthly Utility Amounts:

Electricity from HydroOne - \$257.92/M

Natural Gas from Enbridge - \$75.39/M

PROPERTY INFO:

- Forced Air - GEO Thermal Ground Source Heating System Throughout Home
- Steel Stud Construction Throughout Entire House & Garage
- Steel I-Beams for Floor Support
- 3/4 inch Plywood Roof Sheeting, Shingled in 2015 with 30 Year Shingles
- Drycore Sub Flooring on Lower Level
- Septic System Pumped & Inspected Every 18 Months
- Home Wired for Portable Generator with Manual Transfer Switch
- Irrigation System Services Entire Property *Excluding the Length of the Back of the House*
- 20Ft Hedges Surrounding Property
- Premium Corner Lot
- Current Internet Provider: Rogers

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