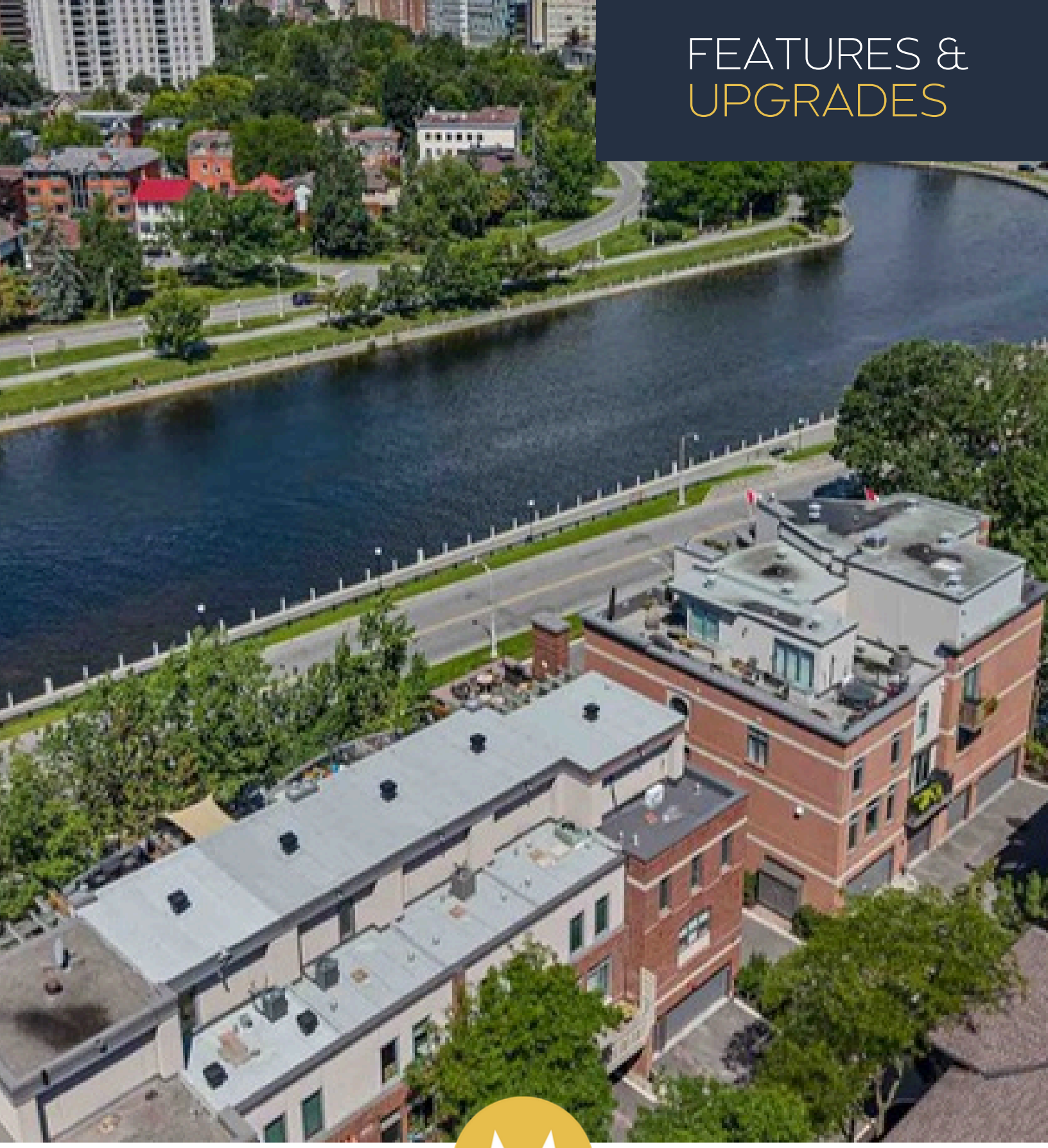
FEATURES & UPGRADES



69 ECHO DR

CANAL DISTRICT

ROYAL LEPAGE
Performance
Marland Realty, Brokerage

MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

69 ECHO DR

CANAL DISTRICT

FEATURES & UPGRADES

2026 Property Tax Amount: $12,810.49

Approx Monthly Utility Amounts:

Hydro: $88.34/M; Enbridge: $ 93.51/M; Water/Sewer:$89.72/M

Inclusions:

Stove, Fridge, Dishwasher, Hood Fan, Washer, Dryer, 4th Floor Bar Ice Maker, All Window Coverings, Living Room TV and Wall Mount included, Living Room Wall Unit, Loft Bar Stereo System and TV, Dining room and Kitchen wall speakers, Den Wall Unit TV, Wine Fridge on 4th floor, dishwasher on 4th floor

Rental Items:

Alarm System - Telus $36.78/M

Exclusions:

Stairwell Hanging Light Fixture, Kitchen Denon Stereo System, Bar Fridge in Garage, Mirror Mounted in Foyer

Association Fees:

$250/M (Includes Landscaping, Snow Removal, Common Element Maintenance)

PROPERTY INFO:

- Furnace: Approx 10 yrs old
- A/C: Approx 10 yrs old
- On-Demand Hot Water Tank: Approx. 1 yr old
- Roof: Upper Central and Rear Roof: Approx.1 yr old
- Hardwood floors throughout
- Solid Doors & Brass Hardware
- Separate SANYO Dual Heater & AC Unit in Loft & Primary Bedroom
- New Stone Flooring in Entrance & Powder Rooms
- New Wood Stairs & Carpet Runners Throughout
- Gas Fireplace with Wood Surround and Mantel in Den
- Gas Fireplace with Stone Surround and Mantel with Stone Columns in Living Room
- New Stone Flooring, Appliances, and Cabinetry on 4th Floor

THE INFORMATION IN THIS DOCUMENT IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED