

## PROPERTY INFORMATION INSERT

### 1316 - Main House (1bedroom) - Main Floor Apartment

- Rent is \$775.00\* (month to month)
- Tenant is responsible for her own electric account, gas account and water account. The water account serves all 3 units. Tenant is responsible for the entire water bill while her family occupies all 3 units. In the event her son leaves the back unit (coach house), and she no longer wants to be responsible for the water bill, her rent increases by \$125.00.
- Has X-Large private, fenced back yard in rear + X-large walk-in storage shed at rear (on slab with shingle roof)
- 1 bedroom
- Approx 700 sq feet
- Landlord Owned High Efficiency Direct Vent Gas Hot Water Heater - Installed NEW 2020 at cost of \$2400.00. This water heater serves both the ground floor and 2nd floor apartment.
- Has Laundry Hook-Ups (machines owned by tenant)
- Fridge owned by tenant
- 1 Bathroom; Has nice newer maintenance free, fibreglass bathtub and full surround walls (1 piece)
- Roof is about 8 years old
- All thermal insulated vinyl windows
- Flooring is combination of older laminate, linoleum and carpet.
- **Home is heated by Wall Mounted Direct Vent Gas Furnace and as back-up, has electric wall heaters. This was installed at a cost of \$4000.00; the gas supply pipes were replaced at same time to today's building code. All with receipts.**
- Separate electric meter

### 1316 - Upper (1 Bedroom)

- Rent is \$515.00 (month to month)
- 2nd floor with private entrance and private deck (small) overlooking rear yard.
- 1 bedroom
- Approx 350 sq feet
- newer kitchen (10 years old)
- new fridge (2 years old)
- Electric Wall Mounted Heaters
- No Laundry
- All thermal insulated vinyl windows
- New Owner can install gas heating if so desired as gas meter is located at front of building.
- Flooring is combination of older laminate, linoleum and carpet.
- Separate Electric Meter
- Roof is about 8 years old

### 1314 - Coach House (2 Bedroom)

- Rent is \$1,085.00 (month to month)
- Tenant pay's all his own utilities (gas & electric)
- 2 story, on slab, Approx 350 sq feet per floor
- Has small private, fenced back yard in rear + large walk-in storage shed at rear (on slab with shingle roof)
- 2 small bedrooms on 2nd floor
- 1 bathroom with bathtub. Vanity is older, has bathtub and wall surround was replaced with new faucet/fixture in 2020 at cost of \$3000.00
- Flooring is combination of older laminate and linoleum.
- Newer Stacking Front Load Washer and Dryer
- Separate Electric Meter
- Separate Gas Meter
- Owned electric water tank
- Home is heated by Napoleon Fireplace (1st floor), and but also wired for electric wall mounted heaters.
- All thermal insulated vinyl windows
- Roof is about 8 years old.

### SUMMARY:

Month to Month Tenancies, 3 electric gas meters, 2 gas meters, 1 water meter. Gross Income \$28,750.00  
Long Driveway can accommodate 3-4 cars (depending on size of vehicles)

*FOR INFORMATION PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE*