

PROPERTY: 710 CORONATION AVENUE #11

MARCH 12, 2025



PROPERTY FACT SHEET

BRUCE BROWN, BROKER



PROPERTY FACT SHEET

This information has not all been substantiated with documentary evidence. It is believed to be accurate but is not warranted. Buyers are advised to perform their own diligence.

INCLUDED IN THE SALE

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Clothes Washer & Dryer
- Light Fixtures
- Ceiling Fan & Remote
- Garage Door Opener & Two Remotes
- insulated Window Blinds
- Privacy Window Blinds
- Curtains & Curtain Rods
- Infrared Sauna with Blaupunkt Sound System
- Bar Fridge
- Freezer
- Two Ornamental Trees (exterior front)
- Smoke & CO detectors
- Large Mirror in Entrance / Foyer
- Electric Fireplace
- TV Wall-Mount in Exercise Room (just the mount, no TV included)
- Seller prefers to leave the Elliptical Exercise Machine as well – include or exclude at your discretion.

OPERATING EXPENSES

- Property Taxes: 2025 interim billing = \$1,766.60 / projected total for 2025 = \$3,533.20
- Condominium Fees: \$490.27 + \$60 water & sewer allocation = \$550.27 / month
- Water & sewer charges are reconciled every three months.
- Current owner's hydro expenses:
 - Average \$75 - \$80 / month when not running air conditioning
 - Average \$110 - \$120 / month in Summer when running the air conditioning
- Current owner's natural gas average monthly cost = \$79
- Water heater rental from Reliance = \$80.16 every three months.

CONDOMINIUM CORPORATION SERVICES

- Water & sewer billing management (to be changed to individual unit billing in future.)
- Building / Common Area Insurance

- General Maintenance:
 - Annual fireplace cleaning and inspection.
 - Annual exterior window cleaning. YES!
 - Roadway and common pathway snow removal, sanding & salting. (Not driveway & unit pathways.)
 - Lawn, tree and shrub maintenance. (Excludes ornamental trees owned by the unit owner.)
 - Annual smoke alarm testing.
- Windows and doors excluding window cranks and modified doors.
 - This unit has a custom window insert in the front exterior door, rendering door maintenance and replacement the unit owner's responsibility. The condo corporation will periodically paint the door along with other units.
- Property Management

UNIT OWNER RESPONSIBILITIES

- Flower bed maintenance.
- Water usage costs.
- Heating & cooling equipment and operating costs.
 - YORK furnace has been faithfully serviced annually. It is about 15 years old and to the seller's knowledge and experience is in excellent working condition. Insurance plan with J.C. Robinson is paid for 2025.
- Hot water equipment and operating costs.
- Unit property insurance.
- Electricity and natural gas costs.

UPDATES AND FEATURES

COMMON AREAS, COMPLETED BY THE CONDOMINIUM CORPORATION

Updates and repairs are performed to common areas as needed. These are some recent projects implemented by the condominium corporation – areas in proximity to #11 may or may not have been included in the work, as it is done on an as-needed basis.

- Regraded back yards.
- Attic insulation added.
- Chimney stacks newly capped.
- Roadway paving and curbing.
- Water main valve replacement.

UNIT UPDATES AND FEATURES

- Full kitchen renovation – highlights:
 - New counters
 - Pot drawers
 - Stainless steel appliances

- Soft-close hinges
- Light fixtures & ceiling fans
 - Including dual-temperature LED lighting in basement stairway & media room.
- Luxurious three-piece bathroom / walk-in shower in the basement.
- Removable feature wall in basement media room.
- Garage interior recently painted.
- Foyer closet doors upgraded from sliders to hinged.
- Bathroom vanities.
- Low flow toilets.
- Upgraded closet doors in two bedrooms.
- Original style closet doors in third bedroom replaced 7 years ago – like new!
- Pocket doors strategically deployed: kitchen/dining, basement bathroom, laundry room. Super nice doors with glass / mullions.
- Fabulous deck that runs the entire width of the rear of the unit, special railing design approved by condo corporation (documentation included), secret “hatch” for storage – ideal for extra BBQ propane tank.
- New smoke & CO detectors.
- Enlarged Foyer makes all the difference – plenty of elbow room.
- Seller maintains a comprehensive documentation file for all improvements, chattels, service records. All to be delivered to the buyer.

ORIGINAL FLOOR PLAN

