

1404 LAROSE AVE. Carlington

Features & Upgrades

2025

- Bathroom refurbishment

2024

- Primary bedroom renovation
- Central air conditioning unit replaced

2023

- Basement Work Shop & Office renovation; fully insulated from the rest of the house with Rockwool insulation & acoustically separated by a drop ceiling + partitioned from the HVAC system (No Dust!)
- Back porch roof replacement

2022

- Furnace replaced
- Basement bedroom renovation

2021

- Living room built-in bench and drawers
- Custom cedar gate

2020

- Kitchen renovation
- Rough-in for future 2nd floor bathroom; 4" ABS sanity line & pex water lines from the basement
- New 100amp service & electrical panel

- New columns and composite (Trex) front deck and stairs

2019

- Plaster & gypsum tested for asbestos - No traces found.

2018

- Windows replaced
 - Gutter protection installed
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Inclusions: Fridge, cooktop, oven, dishwasher, microwave, hood fan, basement fridge, washer, dryer, window seat cushion in living room.

Exclusions: Ring doorbell, Dyson vacuum wall mount bracket, living room TV mounting bracket
All basement wood shop equipment including (but not limited to)

- ceiling mounted air filter
- shelving including wall mounted wood storage
- wall mounted display screens and brackets

2024 Municipal Taxes: \$4,607

2024 Approximate Monthly Utility Costs:

Hydro Electricity: \$75

Natural Gas: \$86

Water/Sewer: \$100

Hot Water Tank Rental: \$25

The information in the document is believed to be accurate but is not warranted.

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