

# FEATURES & UPGRADES



6923 LAKES PARK DR.



GREELY | SUNSET LAKES



**MARLAND TEAM** | ROB MARLAND - BROKER OF RECORD



## 6923 LAKES PARK DR.

GREELY | SUNSET LAKES

**2024 Property Tax Amount:** \$6,349.83

**Monthly Avg Utility Cost:** HYDRO \$130, ENBRIDGE GAS \$167

## PROPERTY INFO:

### SUNSET LAKES ASSOCIATION FEE:

- \$500 per year for Recreational Facilities
  - Tennis Courts, Swimming Pool, Lake Quality, Walking Paths etc

### INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove
- Hot Water Tank
- Car lift in garage
- Dock in 'as is' condition
- Alarm Panel

### EXCLUSIONS:

- Green curtains in primary bedroom
- Brown curtains in basement bedroom
- Sheers in second bedroom
- Steel shelving and workbenches in basement and garage

### PROP. INFO:

- Extensive landscaping & interlock w poured concrete flower bed mowers edges
- Complete water filtration & water softener system: 2021
- Reverse Osmosis for positive safe drinking water in kitchen
- Rewired/added pony panel in basement for home emergency generator
- Surge protector built into fuse panel
- Insulated Garage Door
- New A/C: 2014
- Roof Re-shingled: 2015
- New Daikin Furnace: 2017
- New Hot Water Tank: 2022
- Gas connection available behind induction stove

