

## FEATURES

- Immaculate end unit
- Private location backing onto pond and 9th fairway of Cranberry Golf Course
- Grounds maintenance, landscaping and snow removal included in condo fees
- Walk out to decks from both levels

## IMPROVEMENTS

- Interior of unit painted 2023
- Custom wrap-around maple kitchen cabinets 2013
- Engineered hardwood flooring
- Slate floor in entranceway and 2-pc bathroom
- New window coverings 2022
- New sliding door & screen 2021
- Renovated 2-pc bathroom
- Bosch Stainless steel stove, fridge, microwave, and dishwasher
- Dishwasher replaced 2022
- Stacked washer & dryer replaced 2021
- Rented hot water tank replaced 2021
- Renovated master and main bathroom , new lighting 2023
- New carpet in stairway and upper-level master & 2nd bedroom 2023
- Front bedroom/office engineered hardwood.
- New sliding glass door & screen 2021
- Rebuilt gas weber barbeque 2023

**RE/MAX**<sup>®</sup>

four seasons Doug Gillis & Associates Realty, Brokerage



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## CONDO FEES

Condo fees: \$459.09/month

Condo corp year end: March 31, 2025

### Included in Condo Fees:

- Association fees
- Common elements
- Property management fees
- Reserve fund
- Main insurance policy for building
- Garbage removal
- Grass Cutting
- Front gardens
- Tree trimming & replacing
- Snow removal
- Exterior maintenance
- Roof
- Pool maintenance

Windows and doors are covered on a case-to-case basis.

\*\*Lower deck was built by owner and is the owner's responsibility. The responsibility for the upper deck is currently being reviewed as the declaration is not clear.



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