

TOWN  
SQUARE  
MANOR

## Life Lease Retirement Living

55 Pelham Town Square, Fonthill, Ontario L0S 1E3

**Ash (735 sq. ft.)**

**Price: \$215,000.00**

Includes 1 covered parking stall  
appliances-washer, dryer, dish washer, & microwave  
roof top air conditioning unit  
unit balcony/exclusive use

Betterments:

Kitchen countertop replacement & ceramic backsplash  
Carpet upgrade

Maintenance Fee-including property tax surcharge & heating

	<b>2017</b>	<b>2018</b>
Total Monthly Cost	\$582.41	\$590.56

### **Additional Costs:**

Electricity typical 2 bedroom-south side \$90-100/month  
typical 1 bedroom-south side \$55-60/month (2017)

Cable

Telephone

Resident's Content/Betterments Insurance

### **For further information contact:**

**JANET INGHAM**

**SALES REPRESENTATIVE**

**ROYAL LEPAGE NIAGARA REAL ESTATE**

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**Unit has very spacious rooms, open and very bright with the large window. A MUST SEE!**

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## Items covered by the monthly fee:

1. heating costs
2. property tax
3. water and sewage tax
4. electricity in common areas
5. general building repair
6. building services
7. elevator maintenance
8. grounds upkeep - landscaping / snow removal
9. security
10. social activities
11. administration fees
12. insurance: property, directors and officers
13. replacement reserve fund

## Maintenance and Repair to units

Items currently covered by the monthly maintenance fee are:

- 1 unit air mover (furnace): clean and/or replace filters; A/C drip pans; motors
- 2 controls as relate to unit heating system
- 3 air conditioner: maintenance; repairs & replacement
- 4 plumbing: toilet/shower/kitchen taps-all tap cartridges  
toilets: floats, flapper, handles-not toilet seats  
obstructions -natural blockage-no charge  
-caused by foreign objects-charged to resident
- 5 exhaust fans: kitchen/bathroom- checked/cleaned
- 6 door hardware-check/repair-lubricate
- 7 light fixtures-assisting/changing light bulbs; all unit fluorescent lights
- 8 wall sockets/switches replaced
- 9 annual inspections of heat & smoke detectors
- 10 dryer duct inspections & cleaning as required
- 11 screen doors/window maintenance
- 12 general caulking- windows/countertops