



Did you know?

49 Fentiman Ave

2019 Property Tax Amount: \$6,936

(as per City of Ottawa Property Tax Estimator)

Inclusions:

Dishwasher, Washer, Dryer, Refrigerator, Stove, Hot Water Tank, Dryer in Basement, Washer in basement in 'As Is' condition.

Exclusion:

Finger Board mounted above doorway in kitchen.

Other Info:

- Removed kitchen in Basement (plumbing and electrical still there)

The following info was provided to current owners (Sellers) from previous owner in 2017:

- Walk-out Basement Created: 2013
 - Basement slab removed and floor excavated to increase headroom
 - Foundation fully underpinned
 - New basement slab poured
 - New steel 'H' beam installed
 - New opening created to access new sunken terrace
 - Updated all visible electrical and plumbing in basement
 - Structurally repaired interior/exterior of back foundation wall.
 - "Platon" membrane and waterproofing wrap was installed on the back and two sides of property.

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- Weeping tiles and a sump pump connected to two dry wells in the backyard for further protection.
- Stone retaining wall was installed as well as real stone steps to ground level.

- Spray foam insulation was installed on all exterior walls:2013
 - Except for upstairs bathroom exterior wall & master closet
- Roof Re-Shingled: 2014
- New Air Conditioning Unit: 2016
- Renovated front porch: 2017
- Updated Plumbing, Interior Wall & Ventilation in Main Bathroom: 2017
- New Sump Pump: 2018
- Attic roof and areas behind knee wall were spray foam insulated:2018
- Most plumbing was renewed, and back-flow preventer valve installed (2013-2017)

