



## Did you know?

### 39 Glengarry Road

2020 Property Tax Amount: \$6,686

#### 2020 Approximate Yearly Utility Amounts:

**Enbridge:** \$1,265

**Hydro:** \$1,090

**Water & Sewer:** \$832

#### Inclusions:

Dishwasher, Washer, Dryer, Refrigerator, Stove, Microwave, Hot Water Tank

#### Recent Upgrades/Renovations:

- High Efficiency Boiler – 2020
- Front Landscaping - 2019
- Washer & Dryer – 2018
- Built-In Oven – 2017
- Refrigerator – 2017
- Upstairs Bathroom Renovation – 2017
- Two Mitsubishi mini-split heat pump/AC units – 2016
- 25 Year Shingles – 2012
- Water Heater – 2012
- Energy Recovery Ventilation System - 2005
- All Wiring Upgraded (100amp service) – 2005
- Two New Gas Fireplaces – 2005
- Great Room, Dining Room, 2 Piece Bath and Mudroom Addition with In-Floor Radiant Heating – 2005
- Garage Addition - 2005

**MARLAND TEAM**

613.238.2801 | [robmarland.com](http://robmarland.com)  
165 Pretoria Ave. Ottawa, ON K1S 1X1

## Additional Info

- Flooring on ground level is solid maple in the original house. The addition features engineered hardwood with re-sandable rosewood laminate
- In floor radiant heating on main floor is 12" on centres and 24" in the crawl space.
- The upstairs bathroom has electric in floor radiant heating
- All exterior wall cavities are insulated and covered with a Tyvek vapour barrier. The walls were then clad in 2" Styrofoam and acrylic stucco.

