



## Did you know?

### 3 Pinehurst

**2020 Property Tax Amount: \$8,117.16**

**2020 Approximate Annual Utility Amounts:**

**Enbridge:** No Gas

**Hydro:** \$173/M includes heat.

**Water & Sewer:** \$80/M

**Inclusions:**

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

#### **Recent Upgrades/Renovations:**

- Roof Deck, Basement walkout deck, mudroom flooring & wall covering - 2021
- Exterior metal work - 2021
- Hot water tank - replaced under warranty - 2018
- 1<sup>st</sup> and 2<sup>nd</sup> floor heat pumps from 2013
- Basement heat pump from 2015

**Additional Features below**

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## Features:

- Doors and Windows - Triple glazed Inline Fiberglass Windows - South facing windows optimized for heat gain in winter.
- 7 remote controlled awnings covering all South facing windows - reduces need for cooling in summer.
- The house is super insulated and very well air sealed for improved comfort and reduced energy costs in summer and winter:
- Uponor Fire sprinkler system installed (flow through type - so no maintenance or inspection required), 1 inch city service, high flow water meter. Concealed sprinkler heads.
- Security system, IP camera system, Bell 1Gb fiber installed, Rogers also installed.
- Cherry and Apple trees in the front yard. Large Oak tree in backyard. Assorted berry bushes in front, side and backyard.



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## Insulation

### Insulation - Walls:

Double stud wall system (2x6 + 7 inch insulation space + 2x4) with 4 inches open cell spray foam (R14), 12 inches of dense pack fiberglass (R46) = Total wall insulation R-Value of R60. Certainteed Membrain permeable vapour barrier utilized in place of Poly to avoid moisture in walls.

### Insulation - Foundation Walls:

8 inch concrete, 4 inch AP Foil-Faced Polyiso Continuous Insulation (R28) + 2x4 stud wall with Rockwool Comfortbatt (R14) = total foundation wall R-Value of R42.

### Insulation - Basement Slab:

6 inches sub slab insulation & poly vapour barrier  
Slab thermally broken from foundation  
Cork flooring in the basement for comfort and warmth.

### Insulation - Roof:

11 inches poly iso (R71) above structure + 4 inches of open cell spray foam (R14) in roof structure = total roof R-Value of R85



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## Heating & Cooling

- Three Mitsubishi mini-split heat pump systems - Provide energy efficient cooling and heating, even in extreme cold.

Backup baseboard heaters - have never been needed to be used.

## Water Heating

- 80 gallon Stiebel-Eltron Heat Pump water heater - was replaced 3 years ago under warranty with the latest model. On timer to run at off peak electricity rates. Energy efficient heat pump water heaters utilize heat from the basement to warm domestic water. No gas required.
- 10 foot drain water heat recovery pipe - waste water from shower preheats water before it enters the hot water tank, reducing energy required to warm domestic water.

## Air Sealing:

- Blower door testing was conducted during construction to identify leaks. "Air Changes per Hour @ 50 Pa (ACH@50) = 1.02 (CFM reading from blower door @50 Pa.) \* 60 Minutes / House Volume (cubic ft.) 465 Pa. \* 60 / 27,313 cuft = 1.02
- Dual backflow cape dampers installed in HRV in and out vents reduce unwanted flow through HRV.

## HRV:

- Dedicated HRV ducting draws from bathrooms, laundry and kitchen, and supplies to living spaces.
- 2 Haiku DC ceiling fans.



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**Siding:**

- Durable Hardie Board fireproof cement siding on front and sides, cedar siding on rear of house. Sheathing is plywood, (no OSB sheathing utilized)

**The above has been provided for information purposes only and is believed to be accurate but is not warranted.**



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