



## Did you know?

### 304 Second Ave

2020 Property Tax Amount: \$9,560.76

#### 2020 Approximate Monthly Utility Amounts:

**Gas:** \$117/M

**Hydro:** \$74/M

**Water & Sewer:** \$46/M

#### Inclusions:

Dishwasher, Refrigerator, Stove

#### Exclusions:

Washer, Dryer, Dining Room Light Fixture

#### Rental Items:

Hot Water Tank - \$34.39/M Through Enercare

#### Recent Upgrades/Renovations:

- Hi-Efficiency Boiler: 2018
- 1<sup>st</sup> Floor A/C: Approx 15 years old
- 3<sup>rd</sup> Floor A/C: Approx 4 years old
- Shingled Portion of Roof Re-Shingled: 2018
- Kitchen Re Done: 2019
- Carpets Replaced: 2020
- Interior Painting: 2018/2020
- Exterior Painting: House/Garage: 2020

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### Info re: Garage & Driveway Renovation:

- Driveway was excavated & 8" of crushed stone was laid down topped with asphalt and sloped to drain towards the street. The garage floor existing concrete was removed and the floor dug down. New footings were poured under the walls and a new 5" thick concrete floor, reinforced with wire mesh, was poured in May 1996.

### Info re: Insulation:

- Loose fill insulation blown into all the older (brick faced) walls and the knee walls on the 3<sup>rd</sup> floor were insulated with fibreglass batts & vapour barrier in 2005 by O'Reilly Brothers.

### Info re: Addition

- Addition was done in 1994.
- 1 Storey with Full Basement
- 'Private' Entrance with divider screen in place
- Enlarged kitchen & added family room



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