



## Did you know?

### 39 Strathcona Extra Info

2020 Property Tax Amount: \$5,989.76

#### **Inclusions:**

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

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

- Age of Furnace: 2008 Approx.
- Age of A/C: 1995 (Old)
- Roofing re-done in 2016: (Flat Roof with Tar & Gravel)
- 2020: Soffits Repainted, full interior repaint, updated powder room with all new fixtures, pot lights, new gate in fence, fan added to 2nd floor bathroom
- 2011: New washing machine, custom California closets, all-wood built in bookshelves
- 2010: Kitchen & Appliances, & updated electrical

#### **Parking Info:**

**MARLAND TEAM**

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

- 1.) we have one dedicated parking spot on our property. Each house in the row of units has one spot right behind their property, with right of way access. So, we have our dedicated spot, but we couldn't park a big trailer there that would block our neighbours from getting to their spots! 2.) There is permit parking available on the street for ppl who have two cars.
- 3.) There is also one guest spot at the back shared by all 8 units. In the winter, it's where the snow gets piled. Otherwise people can use it for short term guests.

### **Snow Removal:**

- 1.) All 8 units pool together and pay for snow removal with an outside contractor. Depending on the amount of snow, it's roughly \$400/unit/yr.
- 2.) units can opt in to have the front steps shoveled as well so long as both units choose this option. We have always done this. It is \$125/unit, which I've included in the \$400 average. (For 2020-2021, we paid \$417 for back snow removal and front steps snow removal).
- 3.) the neighbour at #35 organizes it each year and reports out to all the neighbours. Previously the neighbour at #37 did the organizing.



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