



## Did you know? 1559 Balena Ave

*Very family-friendly neighbourhood with lots to do outside in all seasons. Balena Park has skating in winter and splashpool in summer, plus a great playground. Greenspace/Hydro corridor provides walking trails in summer and XC skiing/snowshoeing out the backyard. Summer backyard is lush, treed and private, with a flower garden/perennials in the northeast corner.*

**2020 Property Tax Amount: \$4,028.00**

**2020 Approximate Annual Utility Amounts:**

**Enbridge:** \$530

**Hydro:** \$730

**Water & Sewer:** \$670

**Inclusions:**

Dishwasher, Washer, Dryer, Refrigerator, Stove

**Rental Items:**

Hot Water Tank -Reliance \$20/M

**MARLAND TEAM**

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165 Pretoria Ave. Ottawa, ON K1S 1X1

### Recent Upgrades/Renovations:

2020: Interior paint

2019: New 5 Burner Stove. Apple, Cherry and Front Cedar Trees Trimmed.

2018: New Air Conditioner.

2017: Cork Flooring Installed.

2016: Main Floor Bathroom Renovation.

2015: High Efficiency Furnace.

2014: Lower Level Finished Including New Electrical Panel. Chimney Repointed.

2013: Seamless Eavestrough, Roof Vents & Caps Installed.

2012: Hardwood Floors Refinished. Dishwasher, Microwave, Fridge, Washer & Dryer.

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



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