



Did you know?

38 Telmon St

2021 Property Tax Amount: \$8,667.36

2021 Approximate Monthly Utility Amounts:

Enbridge: \$110/M (includes HWT Rental)

Hydro: \$80/M

Water & Sewer: \$64/M

Association Fee: \$181/M (includes rear laneway maintenance & snow removal)

Inclusions: Dishwasher, Washer, Dryer, Refrigerator, Stove, Microwave

Rental Items: Hot Water Tank - Enercare

Exclusions: Freezer in Garage, Wireless Alarm System & Components, Shelving in Garage, Workbench in Garage, TV & Wall Mount

Greystone Chelsea Model with upgrades built in 2017:

- Furnace, A/C, Roof: Original (2017)
- Extension added to allow for more space on main floor and primary bedroom offering an approximate. additional 216 sq ft
- Kitchen upgraded with 9.5' island, extra cabinetry and large pantry with pullout drawers
- Quartz countertops in Kitchen & Bathrooms
- Added a full bathroom to the basement creating a great guest space
- Added a door in basement to create separation for the guest space or home office
- California Closets in primary bedroom
- Hunter Douglas (Duette) blinds throughout.
- Gas hook up for BBQ on Balcony

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

MARLAND TEAM
613.238.2801 | robmarland.com
165 Pretoria Ave. Ottawa, ON K1S 1X1