



Did you know?

305 Riverdale Ave

2021 Property Tax Amount: \$11,089.53

2021 Approximate Monthly Utility Amounts:

Enbridge: \$250/M (balanced throughout the year)

Hydro: \$150/M

Water & Sewer: \$140 (every 2 months)

Inclusions:

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

Exclusions:

Dining Room and Foyer Light Fixture

2017+ Upgrades/Renovations:

Exterior:

- New front porch and front balcony, all western red cedar, including new roof (engineer approved and city permit require)
- New front walk with interlock
- New interlock and waterproofing around the back of the house
- New Upper Flat Roof & Lower Roof Skylight
- New BBQ natural gas line
- New Medeco locks and door handles:
- Brick work in various places including chimney repair
- Waterproofing around the back of extension - blue membrane on back wall
 - Flashing installed under deck to keep water away from that wall

**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

Basement:

- New high efficiency gas furnace, new humidifier, and new HRV
- New central air conditioner
- New plumbing stack, basement plumbing replacement, cleaning of main sewer line
- New laundry hook up
- Home gym, including new flooring, pot lights & mirror
- New ceiling, pot lights and vinyl flooring in finished portion

First floor:

- New hardwood floors in addition
- New high-efficiency wood-burning fire place and hearth
- New pot lights throughout the addition
- New pantry
- New metal railings
- New kitchen mill work (Aster) and stone countertops (Silestone) from Astro Design Centre
- New GE monogram appliances
- New kitchen labour re-structuring and solidification costs (engineer approved and city permit required)
- New LVL's installed to support upper floor
- New powder room custom design & materials
- New living room fireplace mantle and tile
- New pot lights in dining room and living room
- Main staircase structural repair (engineer approved):



Second floor:

- Re-plastering walls
- New Closets
- Hardwood floor repairs
- New family bathroom (Astro Design Centre)
- Pot lights in family room and study
- Crown molding

Third floor:

- Re-plastering walls
- New walk-in closet
- New heat-pump / air conditioning unit for master bedroom
- New pot lights in master bedroom
- New hardwood floors throughout the third floor (replacing carpet)
- New custom-built book shelves in office/6th bedroom (Astro Design Centre)

Other:

- Removing all knob and tube electrical, updating outlets and electrical throughout the house
- Lead pipe and sewer line replacement in conjunction with the city

Disclosers/Other Info:

- Trace amounts of water seep into the basement when the snow melts in the spring
- Laundry room on second floor (plumbing is already in the wall of the study)

