

FEATURES & UPGRADES



74 GLEN AVE



OLD OTTAWA SOUTH



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

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OLD OTTAWA SOUTH

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2023 Property Tax Amount: \$9,160.00

2023 Approximate Monthly Utilities: Enbridge: \$118/M | Hydro: \$75/M | Water & Sewer: \$50/M

UPGRADES/RENOVATIONS

INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove
- 2 Mitsubishi Split A/C units

EXCLUSIONS:

- Dining room curtain rod

RENTAL ITEMS:

- Hot Water Tank: Reliance - \$40.60 /M
(Rented from Enercare)

UPGRADES:

- New Furnace: 2021
- A/C & 2 Split Units
- Roof
 - Main Roof 2007
 - Back Extension Roof: 2021
- 2003/2004:
 - Back room extension built
 - Flagstone walk installed
 - Concrete driveway poured

UPGRADES CONT'D:

- 2006:
 - Waste pipe to street mains sewer replaced
 - Basement floor repoured
 - Basement insulated + soundproofed
 - Moisture barrier installed around house perimeter
 - Particleboard drywalling complete to create furnace room, laundry room, and rec room.
- 2010:
 - Vestibule enlarged
 - Front hall closet built
 - First floor powder room installed
- 2013:
 - Ensuite bath on 3rd floor renovated with underfloor heating installed
 - Leaf-guard installed in eavestrough
- 2021
 - Back deck replaced
 - Patio and steps leading to garden installed by Green Thumb Nurseries

