

# FEATURES & UPGRADES



90 RIVERDALE AVE



CANAL DISTRICT



**MARLAND TEAM** | ROB MARLAND - BROKER OF RECORD

# 90 RIVERDALE AVE

## CANAL DISTRICT

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2022 APPROXIMATE MONTHLY UTILITY AMOUNTS: ENBRIDGE: \$100/MONTH | HYDRO: \$200/MONTH | WATER & SEWER: \$100/MONTH

### FEATURES:

- Astro Design Custom Kitchen
  - Marble & Caesar-Stone Counters
  - Coffee Bar
  - Built-In Curio
  - High-End Appliance Package
- Open Concept Main Living Level
- Bespoke Powder Room
- 2-Sided Marble Surround Gas Fireplace
- Front Balcony Off Living Room w Unencumbered Southwest Views
- Principal Bedroom w Private Balcony Overlooking Backyard
- 2 Walk-In Closets in Principal Bedroom
- Renovated Elegant Ensuite
  - Custom over-sized shower
  - Waterworks Brass & Marble Faucets
  - Electric Towel Bar
  - Heated Floors
- Custom Hunter Douglas Blinds and Ripple Curtains Throughout
- Family Bath w Oversized Soaker Tub
- Inside Access to Garage
- Central Vacuum
- Rough-In for Laundry on Upper Level
- Backyard Oasis
  - Large Stone Patio
  - Shed
  - Hot Tub
  - Canopy of Mature Trees
- Designed by Prominent Architect
- Featured in Ottawa Magazine
- Steps Away From;
  - The Canal
  - Flora Pedestrian Bridge o Lansdowne
  - The Glebe
  - Old Ottawa South
  - Downtown

### 2021 UPGRADES/RENOVATIONS:

- Kitchen Renovation by Astro Design
- Powder Room Renovation by Astro Design
- Ensuite Bath Renovation by Astro Design
- New Interior Doors with Frosted Glass Panels Throughout
- New Pot-Lighting Throughout & Electrical Updated
- New central A/C & High Efficiency Furnace
- New Wool Carpet on Upper Level
- Foscarini & Fortuny Italian Light Fixtures
- Refinished Hardwood Floors
- New Low Emission Paint Throughout
- Custom Window Coverings Throughout
- New Backyard Landscaping
- Backyard Fence Reinforced

