

# FEATURES & UPGRADES



37 BRIGHTON AVE



RIDEAU GARDENS



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

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## RIDEAU GARDENS

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2022 12 MONTH AVERAGE UTILITY AMOUNTS: ENBRIDGE: \$107.40/M | HYDRO: \$121.84/M | WATER&SEWER: \$60.38/M

## UPGRADES/RENOVATIONS:

- 4" weeping tile at perimeter of basement foundation walls
- Light density polyethylene drainage membrane below grade on exterior of foundation walls
- 9' Ceilings on ground, 2nd and 3rd floor
- R-32 spray foam insulation in cantilevered floors and floors above garage and porch
- R-20 batt insulation in above grade exterior walls
- R-50 loose fill insulation in ceilings with attic or roof space
- 3 Piece plumbing rough-in in basement
- Residential home elevator with access on all levels including basement
- Approximate elevator car size is 36" x 48"
- Direct vent gas fireplace with separate wall mount on/off switch
- Roof Re-Shingled in 2018
- Party walls (between dwellings ground, 2nd and 3rd floors) two separate 2" x 4" staggered stud walls at 12" or 16" o/c with 1" air space between and 2 layers of 1/2" fire resistant gypsum board on each side

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