

FEATURES & UPGRADES



76 HOPEWELL AVE



OLD OTTAWA SOUTH



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

76 HOPEWELL AVE OLD OTTAWA SOUTH

2022 Property Tax Amount: \$6,890.28

2022 Approximate Monthly Utilities: Gas: \$130/M | Hydro: \$100/M | Water & Sewer: \$100/M

Inclusions: Washer, Dryer, Refrigerator, Stove, Dishwasher

Rental Items: Hot Water Tank (Reliance, Approx. \$23/M)

UPGRADES/RENOVATIONS

2019

- Guttled to the Studs
 - Two-Storey Addition
 - New Plumbing and Electrical
 - New Hardwood Floors
- New Shingled Roof
- All New Windows & Custom Window Treatments
- All New Major Appliances
- New Furnace & Central A/C
- New Garage Door Opener

2020

- Eavestroughs & Gutters Installed (front & back)
- Nest Protect Smoke & Carbon Monoxide Detectors (house-wide)
- Front Yard Landscaping
- Reconstruction of Third Level Deck
 - New Decking
 - Custom Door Leading to Deck
 - New Drainage System for Roof
 - Heating System Installed in Roof Drainage
- Flat Roof Completely Redone

2021

- Additional Spray Foam Attic Insulation (west side of home)
- New Sewer Stack

2022

- Extensive Backyard Landscaping by Artistic Landscape Designs
 - Backyard Grading
 - New Retaining Wall
 - Underground Drainage Installed
 - Paving Stones
 - New Cedar Fence
- Custom Steel Balcony Railings (3rd level)
- New Soffit on Addition
- Staining and Sealing of Wooden Exterior Cladding

