

FEATURES & UPGRADES



19 WINDSOR AVE



RIDEAU GARDENS



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

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RIDEAU GARDENS

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2023 Property Tax Amount: \$6,070

2022 Approximate Annual Utility Costs: Gas: \$850/Year | Hydro: \$1,200/Year

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer

Rental Items: Hot Water Tank (Reliance, Approximate Annual Cost: \$227/Year)

UPGRADES/RENOVATIONS

April - September 2019: Complete Renovation

- Walls Removed & Two Structural Beams Installed by Encore Steel (Designed by Cunliffe Engineering)
- All 2nd level Drywall Replaced
- New Spray Foam Insulation on 2nd Level and in Basement Crawl Space Floor & Joist Ends
- Supplementary R50 Insulation in Attic
- Drill & Fill Insulation in Main Floor Walls by O'Reilly Bros
- New Wiring Throughout & Labelled 100 Amp Panel by Wireworks
- New Plumbing Throughout
- New Air-Handling Vent Runs
- Complete Kitchen Design & Install by Deslaurier
- New Quartz Kitchen Island & Counter Tops by Stonesense
- New Flooring on Main Level & 2nd Level (Engineered Exotic Walnut Flooring by X-Expression)
- New Induction Range Stove & Refrigerator (Fisher & Paykel)
- New Dishwasher (Bosch Silence Plus)
- New Tiles in Bathrooms & Kitchen by Euro Stone
- New Doors, Fittings & Window & Baseboard Trim
- Two Completely New Bathrooms
- In-Floor Heating in 2nd Level Bathroom
- New Soft LED Lighting with Dimmers Throughout
- New Rain Gutters by Bronson Johnson

Other Upgrades

- Humidifier Installed on Furnace (2019)
- Nest Remote-Controlled Thermostat Installed (2019)
- Roof Re-Shingled (Approx. 2017)
- New Goodman Two-Stage Furnace & A/C (2007)
- Reliance Water Heater Installed (2007)

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