

FEATURES & UPGRADES



24 SENECA ST



OLD OTTAWA SOUTH



MARLAND TEAM

ROB MARLAND - BROKER OF RECORD

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OLD OTTAWA SOUTH

FEATURES & UPGRADES

2023 Property Tax Amount: \$9,498.66

2023 Approximate Annual Utilities: ENBRIDGE: \$2,797.92/Y | HYDRO: \$1,741.69/Y | INSURANCE: \$2,823.30/Y

UPGRADES/RENOVATIONS

UNIT BREAKDOWN:

UNIT 1:

- 2 bedroom, 1 bath
- Vacant

UNIT 2:

- 2 bedroom, 1 bath
- Current rent: \$1,030 + Hydro, no lease.
- Parking Included in rent

UNIT 3:

- 1 bedroom, 1 bath
- Current rent: \$1,100 + Hydro, no lease.
- Parking included in rent

INCLUSIONS:

- 3 Refrigerators
- 3 Stoves
- 1 Washer
- 1 Dryer

EXTRA INFORMATION:

- Hydro Meters (4) billed separately.
- Garage roof updated: 2020
- Furnace: 2012
- Central air in first floor only, 2010
- 2009 in Compliance with Building and Fire Code:
 - Installed 5 fire-rated doors with self closers, one for each unit and two in the basement.
 - Installed fire-rated 5/8 drywall between finished basement and furnace room.
 - Installed sprinkler system in furnace room.

RENTAL ITEMS:

- Hot Water Tanks (3) rented from Reliance,
 - \$1,109.23/Year

