

FEATURES & UPGRADES



305-29 MAIN ST



OTTAWA EAST | GLASSWORKS



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

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FEATURES & UPGRADES

2023 Property Tax Amount: \$5,555.71

Approximate 2022 Annual Utility Amounts: Enbridge: \$602/yr | Hydro: \$1,074/yr

Condo Fee: \$932.49 | Includes: Water/Sewer, Landscaping, Maintenance, Heating/Cooling of common elements, Snow clearance, Garbage removal, Use of the rooftop terrace, Contribution to the Reserve Fund

UPGRADES/RENOVATIONS

INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove
- Microwave
- Window Blinds
- Built-in bookcase in living room
- Built-in bookcase in 2nd floor den

EXCLUSIONS:

- Hall shelf
- Wall mirrors in hallway and bedrooms

RENTAL ITEMS:

- Hot Water Tank Rented through Reliance
 - Approx. \$57/ Every 2 Months

BUILDING INFO:

- Rooftop Terrace with Patio Furniture and BBQ
- Heating: forced air and A/C (equipment in unit); supplemental baseboard heating)

BUILDING INFO CONT'D:

- Parking:
 - Spot #14 on main level with elevator access
 - Includes 2 bike racks
 - Car wash hose on main level
 - Visitor parking spots on lower level

UPGRADES AND RENOVATIONS:

- Throughout:
 - Walls and ceilings repainted
 - J-Tech security alarm: points at entry and balcony doors; siren in utility room
 - Multi-directional ceiling lighting
 - Semi-opaque blinds at windows, opaque in bedrooms
 - Under-stair storage cupboard with shelving and light fixture installed in entry



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UPGRADES AND RENOVATIONS CONT'D:

- Kitchen:
 - Granite counters
 - Kitchen cupboard fronts
 - Pantry cupboard
 - Roll-out drawers
 - Roll-out shelving under sink
 - Samsung Microwave (2020)
 - Moen faucet (2021)
 - LG Refrigerator (2022)
 - LG Dishwasher (2022)
- Living/Dining Room
 - Overhead fan with adjustable speeds (2012)
 - Built-in bookcase (2012)
 - Screen door to balcony installed (2014)
 - Thermostat control (2016)
 - Gas piped into south-west corner for potential gas fire; vent installed on exterior
- Guest bathroom:
 - Medicine cabinet
 - Granite flooring
 - Low profile toilet
 - Designer grab bar/towel rack in bath
 - New bath faucet control (2021)

UPGRADES AND RENOVATIONS CONT'D:

- Guest room:
 - Three-way switch for bedside light installed
- Den/Office:
 - Built-in bookcase (2012)
 - Wool carpeting
- Primary bedroom:
 - Wool carpeting
 - Three-way switch for bedside light
- Ensuite bathroom:
 - Soaker tub
 - Broad basin
 - Bath faucet control (2021)
 - Low profile toilet
 - Roll-out shelving under basin
 - Medicine cabinet
 - Granite flooring
 - Designer grab bar/towel rack in bath
- Utility Room:
 - Humidifier unit
 - Rental water heater (replaced 2023)

