

FEATURES & UPGRADES



1 LAKEVIEW TERRACE



DOW'S LAKE



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

1 LAKEVIEW TERR

DOW'S LAKE

FEATURES & UPGRADES

2023 Property Tax Amount: \$7,847.22 as per City of Ottawa Property Tax Estimator-

2023 Approximate Annual Utilities:

Hydro: \$1,300.79/Y | Enbridge: \$998.51/Y | Water & Sewer: \$777.36/Y HWT Rental: \$167.32/Y

UPGRADES/RENOVATIONS

UPGRADES:

- 2000:
 - Installed shed
 - Installed wood fence on east end of property
- 2004:
 - New windows on second floor and attic
- 2009:
 - Installed black metal fence beside sidewalk
- 2011:
 - Upgraded chimney cap
 - Installed new damper in fireplace
- 2012:
 - Updated wiring
 - Replaced top section of roof with 25-year shingles
- 2015:
 - Installed gas furnace
 - Installed new A/C
- 2017:
 - Renovated Kitchen
 - New counters, appliances, cabinets, hood fan, and window
 - Installed powder room on ground floor
 - Installed new floors in kitchen, powder room and front entrance
 - Guttered and renovated upstairs bathroom

UPGRADES CONT'D:

- 2017 cont'd:
 - Attic:
 - New insulation and drywall
 - Updated plumbing in laundry room
 - Updated roofing on mansard side with permanent shingles
 - Replaced plumbing stack
- 2018:
 - Sealed north side of foundation
 - Installed eavestroughs and downspouts
- 2019:
 - Basement office refinished:
 - New floors, insulation, and drywall.
 - Installed built-in shelves
 - Laundry room refinished:
 - New floors, insulation, and drywall installed
- 2021:
 - New hot water heater installed
 - Installed top-end Bosch model dishwasher
- 2022:
 - Installed rails to front porch
- 2023:
 - New fridge
 - Expanded electrical panel

