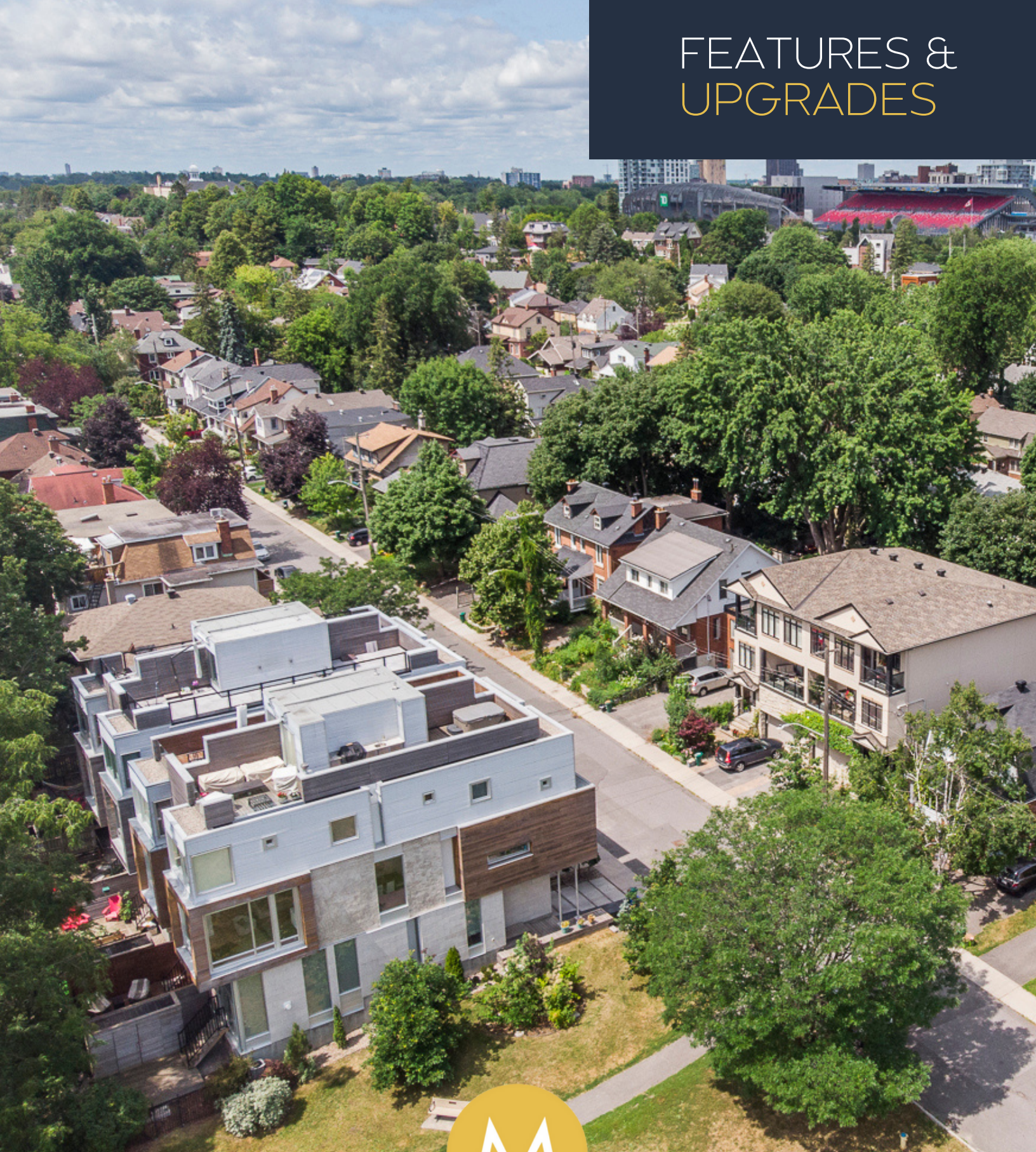


FEATURES & UPGRADES



34A BRIGHTON AVE



OLD OTTAWA SOUTH
RIDEAU GARDENS



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

34A BRIGHTON AVE

OLD OTTAWA SOUTH
RIDEAU GARDENS

2023 Property Tax Amount: \$11,588.91

Approximate Monthly Utilities: Hydro: \$96.67/M ~ Enbridge: \$149/M ~ Water/Sewer: \$65/M

PROPERTY INFO:

- **Furnace & A/C:** 2012/2013 (original to house)
- **Rooftop Terrace Upgraded**
 - Glass Railings
 - Deck Pavers
- **Backyard Improvements:**
 - Expansion of Deck
 - Glass Railings Installed
 - Landscaping Complete
- **Riverside Windows Upgraded on Main & Bedroom Level**

INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Cooktop
- Wall Oven
- Microwave
- Wine Fridge

RENTAL ITEMS:

- Hot Water Tank

EXCLUSIONS:

- Speakers in secondary bedrooms

