

FEATURES & UPGRADES



81 SUNNYSIDE AVE



OLD OTTAWA SOUTH/
RIDEAU GARDENS

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2023 Property Tax Amount: \$8,595.56

Approximate Monthly Utility Amounts: Enbridge: \$147.20/M | Hydro: \$125.68/M | Water & Sewer: \$78.95/M

UPGRADES/RENOVATIONS

- A/C: 2020
- New luxury hardwood from Logs End installed throughout the home
- Installed new entryway tiles
- Converted wood-burning fireplace to gas & added mantle made with reclaimed wood from Ottawa River
- New front door and side light installed
- New window coverings throughout
- Stairs throughout home have been sanded, stained, and painted with new railings
- Google Nest thermostat, Google Nest smoke and CO2 detectors installed throughout the house
- Wired for fibre internet
- Repaired foundation with 50 year warranty
- 2022: driveway professionally sealed
- Installed enbridge pole to protect gas meter
- Built new side steps along side of house
- Installed new permacon retaining walls
- Upgraded and reinforced porch
- **Garage:**
 - Installed epoxy floors
 - Upgraded garage door openers
 - Installed new steel door
 - Installed crown-wall throughout space
 - Installed lighting and outlets
- **Powder Room**
 - New toilet, vanity, marble counters, lighting, mirror, wallpaper
- **Kitchen:**
 - Installed new counters and backsplash
 - Installed new high-end Bertazzoni Master Series induction range
 - Installed new Pearl sink and faucet with multiple attachments
 - Updated lighting
 - Added conduit for TV
 - Installed new triple plane, argon filled windows
- **Living room** lighting upgraded
- **Office:**
 - Installed Deslauriers built-ins
 - Installed floor outlet
 - Installed pot lights



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UPGRADES/RENOVATIONS

- **Bedrooms:**

- Installed custom closets
- Installed wallpaper

- **Upstairs bathroom:**

- Installed new vanity, bathtub, faucets and accessories, and toilet

- **Primary bedroom:**

- Installed custom Deslaurier walk-in closet
- Installed additional outlets
- Installed pot lights and side lamps
- Added feature wall

- **Ensuite:**

- Heated Floors
- New vanity installed
- Curbless shower installed with custom glass
- Upgraded lighting
- New hardware and mirrors installed

- **Basement Rec Room:**

- Installed new carpet and stairs
- Installed whiteboard wall

- **Basement Hallway**

- Installed custom closet
- Installed new luxury vinyl tile
- New risers and stairs

- **Laundry Room:**

- Installed new flooring
- Upgraded appliances, sink, faucet, and cupboards

