

182 DRUMMOND ST OTTAWA EAST

2023 Property Tax Amount: \$7,510.66

Approximate Monthly Utility Amounts: ENBRIDGE: \$125/M (equal monthly payment plan) | HYDRO: UNIT 1 \$65/M UNIT 2: \$70/M | WATER & SEWER: \$176/Every 2 Months | INSURANCE: \$234.34/M

UPGRADES/RENOVATIONS

INCLUSIONS:

- Dishwasher x 2
- Combo Washer/Dryer Unit
- Washer
- Dryer
- Refrigerator x 2
- Stove x 2
- Hot Water Tank

OUTSIDE & COMMON AREA UPGRADES:

- **2018:**
 - Back deck & north side back fence replaced
 - Digital front and back door locks installed
 - Ecobee thermostat with digital monitor installed
- **2021:**
 - Gazebo in backyard added
 - Electricity added to garage
- **2022:**
 - Fence on deck replaced
 - Wraparound bench added
 - Front porch columns re-done and porch repainted.

GENERAL INFO:

- Duplex
- Furnace | 2019 (Warrantied through 09/29/2031)
- A/C | 2008
- Asphalt Flat Roof - age unknown
- Each unit has own hydro meter & electrical panel
- Owners handle snow removal themselves but in previous years (2021/2022 season) they used Hansen for a total of 3,152.70

UNIT INFO:

Unit 1 | Owner Occupied

- 2021:
 - Bathroom renovated
 - Shower/Vanity/Floor
 - New kitchen counter & sink
 - New combo washer/dryer

Unit 2 | Tenant Occupied

- **Signed N11** form - tenant vacating July 31st, 2024
- 2019:
 - Balcony flooring re-done
 - New balcony railing
 - New stove top & dishwasher

