

# FEATURES & UPGRADES



420 SUNNYSIDE AVE



OLD OTTAWA SOUTH



**MARLAND TEAM** | ROB MARLAND - BROKER OF RECORD

# 420 SUNNYSIDE AVE

## OLD OTTAWA SOUTH

**2024 Property Tax Amount:** \$7,031.90

**2024 Approximate Monthly Utilities:** Water ~\$55; Hydro ~\$110; Enbridge ~\$50-110

## PROPERTY INFO:

- 2006 - Furnace installed
- 2010 - Rental Hot Water Tank replaced
- A/C unit is approximately 10 years old
- 2022/2023 - New windows replaced on second floor, two big windows on main floor & two basement windows - (all the ones in black frames); 25 year warranty with Verdun
- 2024 - Roof re-shingled in May
- Full lead water pipe replacement (to the road)

## INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove
- Freezer in Basement

