

FEATURES & UPGRADES



174 HAWTHORNE AVE



OLD OTTAWA EAST



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

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2025 Property Tax Amount: \$6439.87

FEATURES & UPGRADES

Inclusions: Stove, fridge, dishwasher, microwave/hood fan, washer dryer, window blinds

Exclusions: Upright freezer in basement; All mirrors except bathroom mirrors

Rental Items: None

Approx Monthly Utility Amounts:

- Water/Sewer - \$45
- Hydro - \$75
- Enbridge - \$60

PROPERTY INFO:

2025: House professionally painted throughout

2022: New hot water tank (owned)

2021: New washer

2020: Windows were replaced throughout (high energy efficiency RevoCell windows);
New blinds in bathrooms and kitchen

2019: Porch roof was replaced

2018: Deck, shed and natural gas line were added in the rear yard; Front and back yard
landscaping; New dishwasher

2012: Fully renovated, down to the studs

