

FEATURES & UPGRADES



95 GLEN AVE



OLD OTTAWA SOUTH

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2024 Property Tax Amount: \$5,250.40

2024 Approximate Monthly Utilities: ENBRIDGE: \$50/M | HYDRO: \$160/M | WATER: \$84/M

UPGRADES/RENOVATIONS

UPGRADES:

- New electrical panel and all upgraded electrical throughout
- 2022: New carpet installed in basement
- 2022: New front door installed
- 2020: Backyard patio landscaping, including natural gas line to fire pit
- 2019: Front patio walkway landscaping
- 2019: Refinished floors on second level
- 2018: New furnace installed including all new HVAC throughout
- 2018: Custom Kitchen - including;
 - New Cabinets
 - New Quartz Countertops
 - New Plumbing
 - New Back Splash and Faucet
 - New Back Patio Door
 - All New Appliances

EXCLUSIONS:

- All TV's & TV Wall Mounts

RENTAL ITEMS:

- Hot Water Tank: Rented from Reliance

UPGRADES:

- 2017: Windows replaced (*excluding upstairs bath & secondary bedrooms*)
- 2017: Refinished floors on main level
- 2017: Upstairs bathroom renovation - including;
 - New Shower/Tub Combo & New Toilet
 - New Tiles
- 2016: Basement bathroom renovation - including;
 - New Shower & New Toilet
 - New Plumbing
 - New Tiles and Upcycled Vanity

INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Hood fan
- Stove
- All curtain rods and window coverings
- Fire pit
- Primary Bedroom Bedframe
- Installed shelving and hooks throughout

