

FEATURES & UPGRADES



3940 LOUISEIZE RD



OTTAWA



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

3940 LOUISEIZE ROAD

FEATURES & UPGRADES

2026 Property Tax Amount: \$10,856.48

Inclusions: Dishwasher, Washer, Dryer, Refrigerator, Cooktop, Double Oven Warming Drawer, Wine Fridge, Hot Tub, Indoor Pool Accessories, Indoor Hot Tub in 'As-Is' Condition, EV Charger, Hot Water Tank

Exclusions: Chandelier in Dining Room & Tom Dixon Light Over Table in Kitchen

Approx Monthly Utility Amounts:

Hydro: \$600/M

Propane: \$300/M

Please Note:

- The septic servicing the property is an Advanced Norweco Aerobic Treatment System
- Septic has been inspected twice yearly (first inspection of 2026 was April)
- Generac generator system checked annually
- Ongoing contracts with Pool Service Company, Landscaper, Snow Removal, Septic, & Dectron
- Stadium light for backyard on back of house (standard light switch for on/off control)
- Two fire pits (one in woods and one in backyard - wifi reaches both)
- Propane system upgraded to sensor with centralized monitoring for auto refill



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PROPERTY INFO:

- 2026:
 - Landscaping (all beds and planting of 20 trees)
 - Eavestroughs cleaned
- 2025:
 - New Water System (including Water Purification, Filters, Hydrogen Peroxide Systems)
 - New Reverse Osmosis System
 - Expanded Irrigation System
 - New Boiler (for Pool)
 - New Van Ee (Air Changer for Pool)
 - Hot Water Tank
 - Kitchen Renovation
 - Laundry Room/Mud Room Renovation with Dog Wash Station
 - 3 Season Solarium Renovation
 - New Dual Sump System in both Pits
 - New Outdoor Hot Tub
 - New Backyard Perimeter Fence
 - New Front Doors (Formal & Family)
 - Custom Skyline Enterprises Laundry Line Installed
 - South Gable Pool House Windows Replaced
 - New Landscape Lighting at Driveway Entrance
- 2016:
 - Dectron Pool System Replaced
- 2010:
 - GeoThermal Furnace Replaced (Open Loop System)

