

FEATURES & UPGRADES



47 GLENGARRY RD.



OLD OTTAWA EAST

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2024 Property Tax Amount: \$7,151.47

2024 Approximate Monthly Utilities:

Hydro: \$98-\$140/M ~ **Enbridge:** \$153/M ~ **Water/Sewer:** \$146/Bi-M **HWT Rental** - \$ 42.91/M

INCLUSIONS:

Refrigerator / Stove / Dishwasher / Washer / Dryer
Metal shelf by furnace / All Binds / All Curtain Rods

EXCLUSIONS:

All Curtains / Chest freezer

PROPERTY INFO:

DRIVEWAY & FRONT YARD UPGRADES | SPRING 2024

- New steps to backyard
- New garden bed at front of house
- Newly laid patio stone walkway
- New spillway into the front garden

BASEMENT WATERPROOFING | SPRING 2024

- Installed 4" drainage pipe (weeping tile) and connected to sump pit
- Installed Granular (for interior weeping tile)
- Installed 3/4 clear stone around weeping tile
- Installed air gap membrane (Platon) on wall to below floor
- Excavated new sump pit
- Installed new sump pump: Hydromatic V-A1 submersible pump & quiet-check valve



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BASEMENT RENOVATION | SPRING 2024

- Removal of existing wood sub floor (from previous floor)
- Previous wood sub floor cut with existing wall studs
- Dricore subfloor installed over concrete floor
- Vinyl plank flooring installed throughout
- Installation new baseboard
- Drywall cut at even height throughout basement
- Reinstatement of matching batt insulation within wall cavities of lower section of wall where it was previously removed
- Installation of 1/2" Gypsum board (approx 16-18" in height in all areas (interior and exterior)
- Installed drywall
- Painted

WINDOWS INSTALLED BY VERDUN

2017

- Living Room: Front 3 Windows
 - Series 1000, RevoCell Collection Casement Window
- Mudroom Window
 - Series 1000, RevoCell Collection Casement Window
- Backyard Sliding Door
 - Classique, 2 Lites, 6 FT, 79 1/2"
- Upstairs Balcony Sliding Door
 - Classique, 2 Lites, 6 FT, 79 1/2"
- Primary Bedroom Bay Window (and exterior vinyl)
 - Series 1000, RevoCell Collection Casement Window

2019

- Office Side Window/Nursery Window/3rd Bedroom Back Window
 - Series 1000. RevoCell Collection Casement Window
- 5 Basement Windows
 - Series 430, PVC Sliding Window
- Exterior Side Door
 - 600 - 6 Embossés (Door finish guaranteed 20 years - white)



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OTHER UPDATES

- **Furnace: 2023** (furnace has capacity to be upgraded to add a heat pump if desired)
- **Air Conditioner: 2016**
- **Roof re-shingled in 2011 (IKO Cambridge Lifetime Shingles in Dual Gray)**
- Kitchen flooring updated - 2024
- Two-level rear deck refinished - 2024
- Backyard and side of house fence installed - 2023
- Family Bathroom & Ensuite Updated: 2016
 - Flooring
 - Vanities
 - Quartz Countertops
 - Backsplash
 - Lights
- Shed: 2014
 - Concrete Floor
 - Vinyl Siding
- Natural Gas BBQ hook-up on rear deck

ADDITIONAL FEATURES:

- 200 amp electrical
- New extended electrical mast and upgraded meter base (2013)
- Rough-in for central vacuum
- In-wall speaker wiring from office to living and to basement family room

