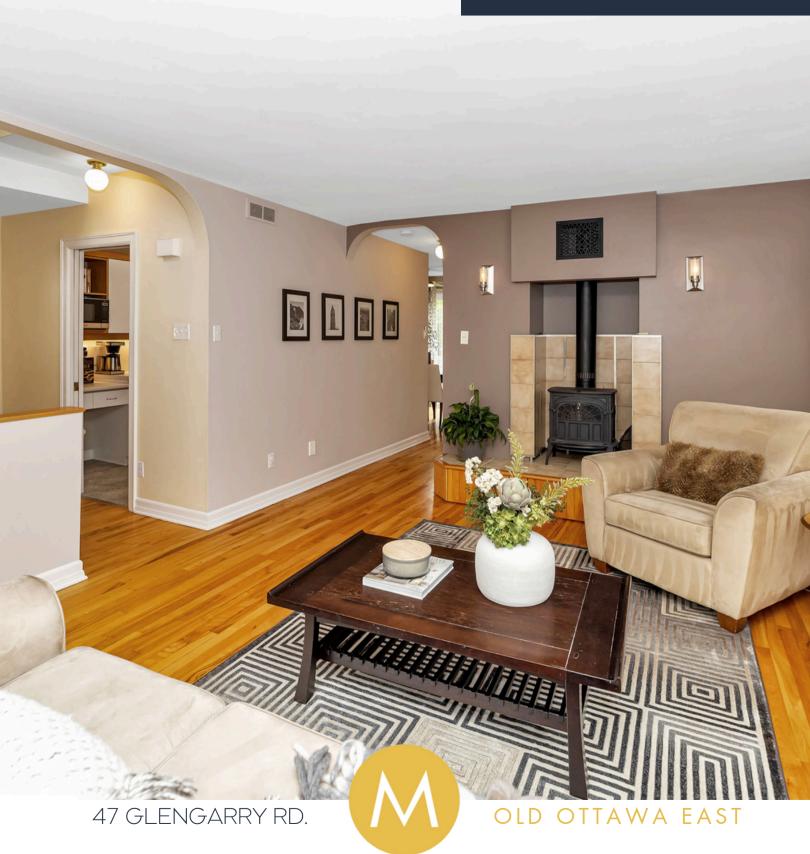
# FEATURES & UPGRADES





## 47 GLENGARRY RD.

## FEATURES & UPGRADES

#### OID OTTAWA FAST

**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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#### OLD OTTAWA EAST

#### **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 fininish 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

