

Key Renovations and Upgrades from 2004-2026

ROOFS

2025: Supply and installation of rolled tar shingles on flat roof over front walkway, Kovar Contracting

2018: Supply and installation of new 50 yr shingles for house roof, Rydel Roofing

2009: Supply and installation of new roof shingles (25 yrs) installed on back/addition section of house, Dennis Schnob Roofing Ltd.

HVAC

2021: Supply and installation of new Lennox System by Francis Home Environment Gas Furnace, Air Conditioner, and Smart Thermostat

KITCHEN

2018: Complete custom renovation of kitchen, incl. Imprezza wood cabinets (maple) - Design, supply and installation by Lowe's and other contractors for electrical work, lighting, quartz counter, removal of old hood fan and installation of new pipes, etc, for exhaust fan.

2020: Repairs and re-stippled ceiling in kitchen and family room and new recessed lighting

NEW BATHROOMS

2020: Complete custom renovation of ensuite for master bedroom, incl. quartz counter Design, supply and installation by Westend Bath and Kitchen Centre

2010: Complete custom renovation of main bathroom second floor, double sinks, quartz counter. Design, supply and installation by Westend Bath and Kitchen Centre

2008: Reno of main floor Powder Room

2009 and 2025: Reno and refresh of powder room in basement

FRONT WALKWAY AND LANDSCAPING

2024: Complete reno of front walkway and landscaping, installation of handrail. Design, supply and installation by Hardscape Ottawa.

2019: Installation of new custom garage door with digital entry, Ottawa Garage Systems

2013: New asphalt driveway

NEW WINDOWS AND DOORS

2006-2020: Majority of windows and exterior and interior doors have been replaced

NEW ENGINEERED WOOD SIDING AND CHIMNEY REPAIR

2019: Replacement of vinyl siding with installation of layer of Ener Air insulation and engineered wood siding. Also, removal of chimney (on addition section/backyard) and installation of new bathroom vents, Valley Siding & Windows

2018: Chimney cap, Repointing of brick around chimney at front of house, Gillespie Handyman Services

BASEMENT WATERPROOFING

2024: Foundation waterproofing membrane and restoration of basement wall, and reset of 2 window wells by EC Foundations

BACKYARD DECK AND PERGOLA

2010: Rebuilt deck and added pergola, off family room. Deck boards replaced 2024. Installation of gas line for BBQ, Holmes Heating, and 2020 installation of custom awning on deck by House of Canvas.

BACKYARD SHEDS

2019: White shed built with siding matching house. Currently used as a workshop. Could be used as a playhouse for kids.

2009: Cedar garden shed built

NEW SEAMLESS EAVESTROUGH, FASCIA AND SOFFITS

2025: Front walkway

2011: Backyard

FLOORING

2012-2025: Various new flooring installed through out house - hardwood, ceramic tiles, wood laminate

INCLUSIONS:

- KitchenAid Refrigerator
- KitchenAid Induction Stove
- Hood Fan
- Dishwasher
- Washer & Dryer
- Auto Garage Door Opener & Remote
- Basement Refrigerator
- Curtain Rod
- Window Blinds
- Basement TV & 4 Theatre Chairs
- Electric Fireplace

- Deck Furniture
- Custom Awning
- Pergola Blinds
- 2 Storage Sheds
- Natural Gas BBQ

EXCLUSIONS:

- Curtains in all bedrooms & basement recreation room
- Microwave
- Wall speakers in recreation and study/craft room
- Solar panel on top of the pergola

Heating:

Forced Air/Natural Gas

Cooling: Central Air

Rented Equipment:

Hot Water Heater:
(\$24.18/mth, Reliance)

Parking: Oversized single attached garage with inside entry plus 4 driveway spaces

Lot Size:

55 ft FR x 107 ft D

Year Built: 1963

Property Taxes:

\$9,605.80 [2025]

Monthly Utility Costs:

Costs on average:
Hydro: \$151.20/mth
Gas/Heat: \$121.22/mth
Water: \$73.38

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