

PROPERTY: 1437 FORGE STREET

NOVEMBER 29, 2019



ADDITIONAL INFORMATION

BRUCE BROWN, BROKER

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This information has not all been substantiated with documentary evidence. It is believed to be accurate but is not warranted. Buyer is advised to perform his own diligence.

UPDATES & FEATURES

- New kitchen (except tile floor) since 2016
- Gas line to kitchen & installation of gas stove.
- Natural gas BBQ hook-ups on rear balcony and ground floor patio.
- Master bedroom closet outfitted /replaced with IKEA wardrobe system.
- Ensuite bath refreshed in 2018
- Garden planter box (a few slats remaining to install – included uninstalled.)
- Rear fence line installed (was open when purchased in 2016)
- New Media wall in Den

EXPENSES & MANAGEMENT

- Condominium Fees: \$220/month. This is a low-service condo with low fees. Unit owner is responsible for all utilities, unit maintenance and repairs.
- Managed by Sentinel:
 - 613.736.7807
 - info@sentinelmanagement.com
 - 5832 Bank Street
- Utility Bill History:

Enbridge	
Date	Amount
11/12/2019	\$ 58.91
10/10/2019	\$ 33.61
9/12/2019	\$ 32.42
8/13/2019	\$ 34.85
7/10/2019	\$ 30.28
6/11/2019	\$ 33.92
5/10/2019	\$ 52.48
4/10/2019	\$ 85.41
3/12/2019	\$ 109.92
2/11/2019	\$ 127.67
1/11/2019	\$ 102.86
12/11/2018	\$ 61.08
11/12/2018	\$ 61.08
Average	\$ 63.42

Ottawa Hydro	
Date	Amount
2019-11-27	\$48.16
2019-10-28	\$53.89
2019-09-30	\$88.03
2019-08-27	\$94.54
2019-07-29	\$50.29
2019-07-02	\$50.64
2019-05-29	\$49.19
2019-04-29	\$51.26
2019-04-01	\$50.89
2019-03-04	\$58.38
2019-01-30	\$46.91
2018-12-31	\$93.33
2018-11-28	\$44.09
2018-10-30	\$65.71
2018-10-01	\$86.33
2018-08-28	\$146.39
2018-07-30	\$64.16
2018-06-27	\$45.33
2018-05-28	\$51.61
2018-04-30	\$52.73
Average	\$64.59

INCLUDED IN THE SALE

- Fridge
- Stove (Gas)
- Dishwasher
- Garburator
- Hood Fan
- Hot Water Tank
- Washer
- Dryer
- Garage Door Opener
- IKEA Wardrobe in Master Bedroom

NOTES

- Furnace has been serviced annually since 2016.