

PROPERTY: 1086 MILLWOOD COURT

MARCH 13, 2025



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. Buyers are advised to perform their own diligence.

INCLUDED IN THE SALE

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Clothes Washer & Dryer
- Chest Freezer (Basement)
- Smart Thermostat
- Surround Sound System in the living room: TV mount, speakers, receiver (TV itself not included)
- Shelf in Powder Room
- Natural Gas BBQ
- Patio Umbrella
- Large Plastic Storage Bin in Back Yard
- Garage Door Opener and Two Remotes

EXCLUDED FROM THE SALE

- Electric fireplace (basement)

OPERATING EXPENSES

- Property taxes: 2024 total = \$2,763.45 / 2025 interim bill = \$1,430.72
- Condo fees: \$287 / month.
- Current owner's electricity costs (Hydro Ottawa) = \$135 / month on equal billing
- Current owner's natural gas costs (Enbridge) = \$80 / month on equal billing
- Water & sewer charges are included in the condo fees.

UPDATES AND FEATURES

- Natural gas hot water tank is owned.
- Deck (2024)
- Kitchen backsplash and counters (2022)
- All rooms freshly painted (2021 – 2024)
- Basement renovation (2021)
- Pot lights in basement (2024)
- New living room flooring (December 2023)
- New furnace (December 2023)
- Ceiling light fixtures added to secondary bedrooms (2021)
- New stove and dishwasher (2021)
- Rear portion of back yard fence replaced (2022)

- Electric mirror in main bathroom (2024)
- Various light fixtures replaced since 2021
- Bathroom vent fans replaced (2021)
- Smart thermostat (2022)