

PROPERTY: 2429 OGILVIE ROAD

SEPTEMBER 5, 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 in kitchen.
- Stove
- Dishwasher
- Clothes washer & dryer.
- Also included in AS IS condition with no warranty express or implied:
 - Full sized refrigerator in basement.
 - Bar refrigerator in basement.
 - Chest freezer in basement.
 - Whole home humidifier.
 - Electrostatic air purifier system.
 - Gas fireplace.

OPERATING EXPENSES

Utility costs are approximate average amounts paid by the current tenants, as reported by the tenants and not confirmed; individual homeowner costs vary. Buyers need to assess their own usage patterns to estimate costs.

- Hydro Ottawa \$104/month
- Enbridge Gas \$101/month
- Water & Sewer \$100/month
- Enercare (hot water tank rental) \$28.14/month
- Property Tax \$5,163.68 for 2025

UPDATES AND FEATURES

- Clothes washer, dryer, and stove approximately 1.5 years old.
- Range hood approximately 4 years old.
- Updates completed within the past 4 years include:
 - New flooring installed in kitchen and foyer
 - Main level painted
 - Main level hardwood floors refinished
 - New light fixtures, switches, and outlet cover plates installed on main floor
- Modern main floor windows with built-in, retractable screens.
- Furnace and A/C serviced annually, on a maintenance plan.