

**RESIDENTIAL RENTAL EVALUATION FOR**

James & Jane Brown

**PROPERTY DESCRIPTION**

**Address:** 110 Island Park Drive, Ottawa, Ontario K1Y 0A1

**District:** Westboro

**Type:** Detached Home  
 [Detached, Semi-Detached, Townhouse, Condominium Apartment, etc.]

**Year Built:** 1924

**Description:**

Large two storey, 4 bedroom home on large double lot, close to shops , bistros, restaurants and more.  
 10 minute drive to downtown, Ottawa. NCC recreational pathways are m inutes from your door.

<b>Room</b>	<b>Level</b>	<b>Flooring</b>
<b>Living Room</b>	1st Floor	Hardwood
<b>Dining Room</b>	1st Floor	Hardwood
<b>Kitchen</b>	1st Floor	Ceramic
<b>Dinette</b>	1st Floor	Ceramic
<b>Family</b>	Basement	Carpet
<b>Den / Office</b>	1st Floor	Hardwood
<b>Principal Bedroom</b>	2nd Floor	Hardwood
<b>Bedroom (2)</b>	2nd Floor	Hardwood
<b>Bedroom (3)</b>	2nd Floor	Hardwood
<b>Bedroom (4)</b>	2nd Floor	Hardwood
<b>Bedroom (5)</b>		
<b>Laundry</b>	Basement	Concrete
<b>Storage</b>	Basement	Concrete
<b>Furnace &amp; Utilities</b>	Basement	Concrete

<b>Bathrooms</b>	<b>Level</b>	<b>Flooring</b>	<b># Pieces</b>
<b>Powder Room</b>	1st Floor	Ceramic	2 (two)
<b>Full Bathroom (Main)</b>	2nd Floor	Ceramic	4 (four)
<b>Principal Ensuite</b>			
<b>Full Bathroom</b>	Basement	Vinyl	3 (three)

<b>Appliances</b>	<b>Warranty</b>	<b>Company</b>
<b>Fridge</b>	Yes	No
<b>Stove</b>	Yes	No
<b>Microwave</b>		
<b>Dishwasher</b>	Yes	No
<b>Washer</b>	Yes	Yes
<b>Dryer</b>	Yes	Yes
<b>Freezer</b>		

**Highlights (Extras)**

<b>Garage</b> Yes With Dirrect access	<b>Parking spot #</b>	<b>with Plug In</b>
<b>Electric Door Opener</b> Yes	<b># Remotes</b>	1 Remote
<b>Fireplace(s) (Type/Location)</b>	1 wood burning fireplace in Living Room, 1 gas in Family Room	
<b>Central Vacuum</b> No	<b>Central Air</b>	Yes
<b>Back Yard</b>	<b>Fenced</b> <input checked="" type="checkbox"/>	<b>Hedged</b> <input checked="" type="checkbox"/> <b>Deck</b> <input type="checkbox"/> <b>Patio</b> <input checked="" type="checkbox"/>
<b>Furnace (Heating)</b> Gas	<b>Service Plan:</b> No	
<b>Service Company</b> N/A	<b>Plan #:</b> N/A	
<b>Sec. System code</b> N/A	<b>Company:</b> N/A	<b>Locker #:</b> N/A

**Utility Costs:**

<b>Heat</b>	\$ 125.00 /Month	<b>Hydro</b>	\$ 75.00 /Month
<b>Water</b>	\$ 65.00 /Month	<b>Hot Water Tank Rental</b>	\$ 25.00 /Month

**Equipment:**

**Fencing/Landscaping:**

Fully fenced rear yard  
Larger interlock patio with Outdoor gas fireplace

**Special Features:**

Completely renovated kitchen and baths 2010

**First available date for showings:** Immediately

**Lease dates:** **Start:** June 1 **Finish:** 3 years

**Restrictions:** Non-Smokers Small Dogs Only

**Other(s)** \_\_\_\_\_

**Special Instructions:** Special lease clauses, etc.

NO ice melting salt of flagstone walkway

2nd fridge in basement will not be repaired or replaced.

**EVALUATION**

Based on our viewing of the property and the information provided, we estimate the rental value of the above property as follows:

**Range:** \$ 2495 - \$ 2695 **Monthly.**

**Advertising/Marketing**

**Rental Sign**  **YES**  **NO** **Custom Tag** 4 bedrooms

**Kijiji**  **YES**  **NO** \_\_\_\_\_

**Grapevine**  **YES**  **NO** \_\_\_\_\_

**Embassy & Hill Times**  **YES**  **NO** \_\_\_\_\_

**Want ads (Newspaper)**  **YES**  **NO** \_\_\_\_\_

**YES**  **NO** \_\_\_\_\_

**YES**  **NO** \_\_\_\_\_

**YES**  **NO** \_\_\_\_\_