



## 120 Hillendale Avenue

### Work Completed Between 2020-2026

#### 2020-2021

Complete tear out of basement, new spray foam insulation, all new plumbing, electrical and mechanical. Legal secondary unit per City of Kingston Regulations and Permit.

200 AMP Service, Furnace, A/C, Sump Pit, Pump and partial interior drainage system installed, all new finishings, appliances, windows and fixtures in basement unit. Windows in upper unit replaced as well.

#### 2024

Sanitary line replaced from property to street.

#### 2025

Hy-Grade steel roof installed, eavestroughs replaced, water service replaced from property to street.

#### 2026

Upper unit freshly painted and professionally cleaned.

### Utilities & Tenant Info

- Property taxes: \$4096.72 (2025)
- 12 month average for electricity, natural gas, water & sewer: \$380/month
- Lower Level Tenant is month to month - \$1500/month inclusive

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