

Key Upgrades

- New tile flooring in master ensuite (2020)
- Updated main bathroom (2019)
- Updated ensuite bathroom (2019)
- New 2 storey front porch; aluminum-clad pressure treated pine with cedar decking (2019)
- Exterior work; aluminum eaves, soffits and fascia, aluminum window casings, new entryway door and transom on main level, new door to 2nd floor balcony, aluminum siding to 3rd floor dormer (2016)
- New rear door and family room window (2014)
- Main floor gut and remodel; removed walls to create open concept living/dining/kitchen/school work space, kitchen cabinets & quartz counter top, rebuilt family room, powder room/laundry & mudroom, hardwood flooring, complete rewiring of house, new plumbing on main level with updates to 2nd floor plumbing (2014)
- Furnace (2014)
- Deck (2013)
- Roof (2008)

Room Dimensions

Living/Dining Room: 18'9" x 14'4" (main)

Kitchen: 17'2" x 12'6" (main)

Family Room: 15'9" x 11'8" (main)

Laundry/Partial Bath: 6'0" x 5'2" (main)

Mudroom: 5'5" x 4'7" (main)

Bedroom #2: 9'8" x 9'1" (second)

Bedroom #3: 10'9" x 8'8" (second)

Bedroom #4: 16'11" x 10'2" (second)

Full Bath: 4 pc (second)

Master Bedroom: 19'10" x 11'8" (third)

Sitting Area: 9'5" x 4'11" (third)

Walk-in Closet: 5'10" x 5'5" (third)

Ensuite Bath: 4 pc (third)



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Hintonburg • Ottawa

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All dimensions are approximate.


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Renovated 3-Storey Single Home in Hintonburg

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This pretty brick single home is a rare combination of character, living space and location in the heart of one of Ottawa's most desired neighbourhoods. A fully rebuilt 2-storey front porch welcomes you to this wonderful family home. Entirely renovated in 2014, the main floor features an open concept kitchen with quartz counters at the centre with living/dining room, cosy fireplace and separate work/office space around it, all adorned with hardwood floors. A separate main floor family room, powder room with laundry and mud room overlook the deep, private back yard. A double garage is accessed off the rear City laneway. Upstairs is an updated bathroom and three bedrooms, one with access to the front porch. The third floor features the spacious master suite, complete with walk-in closet, ensuite and sitting area. Other updates include complete re-wiring, some plumbing, furnace, ductwork, exterior doors and more. Steps to great schools, hip Hintonburg shops & restaurants, LRT and more!

HEATING forced air/natural gas,
 baseboard (3rd level)
PROPERTY TAXES \$6,173.88 (2019)
LOT SIZE 25'0" x 130'0"

INCLUSIONS fridge, stove, hood fan, dishwasher (as is), washer, dryer,
 window curtains & blinds, light fixtures, t.v. unit in family room
RENTALS hot water tank \$21/month
POSSESSION July 7th preferred

PRICE \$849,900
HYDRO \$121.69/month (approx)
WATER \$126.63/2 months (approx)
GAS \$103.00/month (approx)