Room Dimensions

Main Level
- Foyer w/ Vestibule (11.10’ x 5.3’)
- Living Room (11.10’ x 10’)
- Dining Room (12.9’ x 12.7’)
- Kitchen (15.8’ x 11’)
- Den (10.4’ x 9.10’)

Second Level
- Family Room (16.5’ x 11.5’)
- Bedroom (12.5’ x 9.8’)
- Bedroom (14.3’ x 9.8’)
- 3-Piece Bathroom

Third Level
- Master Bedroom (14.9’ x 12.10’)
- Bedroom (12.5’ x 11.10’)
- 4-Piece Bathroom

Lower Level
- Ceiling height 9.3’

Key Features & Upgrades

- Most windows (2015-2020)
- Painted (2017)
- Stove and refrigerator replaced (2017 approx.)
- Front porch (2016)
- Bathrooms (2010/2016)
- Flat roof on addition (2015)
- Boiler (2010)
- Roof (approx. 12 years old)
- Wiring

Diane Allingham and Jennifer Stewart, Brokers · Engel & Völkers Ottawa Central, Brokerage
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All dimensions are approximate.

ENGEL&VÖLKERS

247 Fifth Avenue

The Glebe • Ottawa

ENGEL&VÖLKERS

Sunny, Spacious, 3-Storey Glebe Semi-Detached

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There is no shortage of space working from home in this large, 4-bedroom, 2 bath Glebe semi. With a main floor den and second floor family room, the options abound! A roomy foyer welcomes you into the open main floor plan. Some separation, hardwood floors and high ceilings help retain its original charm while providing abundant light into the large central dining room and open kitchen with stainless appliances and peninsula for cooking and eating. A rear addition with door to the back yard provides the perfect space for an office, mud room or den. Upstairs on the second level are two well-proportioned bedrooms, an updated bathroom and a large family room that could easily double as another bedroom. The third floor offers two large bedrooms and another full bathroom. Whether you host guests, have teens or extended family living with you, this home offers great versatility. The unfinished basement with 9+ feet of height offers more possibilities. There is parking for three vehicles - a rarity in the Glebe - and a small yard for a garden. Located in the heart of the Glebe, just steps from schools, parks, shopping, recreation, the community centre and transit. Updates include wiring, most windows and more.

PRICE $739,000
HEATING hot water/radiant, gas
PROPERTY TAXES $6,222.23 (2019)
POSSESSION 30 days preferred

INCLUSIONS refrigerator, stove, hood fan, dishwasher, washer, dryer, all window blinds, all drapes, all light fixtures, shelves in lower level, freezer
EXCLUSIONS hanging mobile above kitchen counter

HYDRO $636.82 (2019)
GAS $862 (2019)
WATER $948 (2019)
RENTALS hot water tank ($91.29/quarter)